

August 25th, 2021

Historic Landmark Commission
P. O. Box 1088
Austin, TX 78767

Re: 1204 E. 6th Street – Austin, TX 78702

I, Irene Sanchez, am one of the former heirs of the house and property located at 1204 E. 6th Street in Austin, Texas. This home was in my family for 75 years.

Over the decades, we witnessed East 6th Street evolve drastically to become the vibrant commercial district that it is today.

While our home played a large role in our lives, we recognized that the location was no longer ideal for single-family use as it is now heavily populated with entertainment venues and many other commercial uses. Therefore, we decided to sell the property in 2021.

The new owners of this property have stated that they would like to relocate the house, which is over 100 years old, to a more fitting residential location where restoration will be more fitting and viable.

I am providing my support for the application for this relocation.

Sincerely,

Irene Sanchez
Irene Sanchez

Re: 1204 E. 6th Street – backup information (applicant)
PR-2021-121884

At this time, I am requesting that a relocation permit be granted for the property located at 1204 E. 6th Street. The current improvements are in exceptionally poor and hazardous condition as has been displayed in the provided photos & engineers report.

The property has not been properly cared for over the course of many decades, resulting in excessive deterioration and a complete lack of integrity. While the roof was replaced within the past 10 years, it was unfortunately done after decades of leaking, which significantly rotted both the interior & exterior structure. In addition, the absence of rain gutters and the grading of the lot, which drains directly into the rear of the house, has greatly accelerated the decrease in integrity. The rear of the house is below grade by approximately 14" with a driveway that not only drains underneath the house, but inside the house. These drainage issues have completely deteriorated the foundation which now shows 6" variations over 4' spans throughout the house and has countless rotten structural members.

I have been a construction contractor for 16 years and in that time, I have worked on numerous landmark structures in addition to many restoration/remodels of non-landmark structures. I can say with absolute certainty that there is little to none of the existing house that could be salvaged. Some of the items that would need to be replaced or highly modified are listed below. Once such measures were taken to eliminate hazards and make the house structurally safe and sound, there would be little to no original fabric remaining, making it ineligible for a landmark designation.

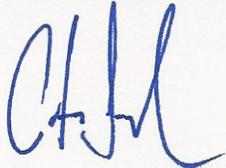
- doors (already not original. not secure & currently hazardous)
- windows (have been poorly repaired in the past, mostly rotten or replaced w/ scabbed on 1x2. not secure & currently hazardous)
- siding (areas have full rot through allowing access through wall. hazardous)
- foundation (piers, beams, subfloor, etc. areas have full rot through allowing access through floor. hazardous)
- roof (rafters, decking, shingles, etc. areas have full rot through allowing sky view through roof. hazardous)
- gutters (currently none)
- mechanical (currently none)
- electrical (currently extremely hazardous)
- plumbing (currently sanitary issue w/ WW drainage. Hazardous & health threat)
- front porch (structure, deck, railings, roof, columns, etc. areas of floor, roof, columns & railings have full rot through. hazardous)
- grading & drainage (house would need to be raised and the entire site would need to be re-graded and properly drained away from the structure.)

While in my opinion this house is beyond eligibility to restore and designate a landmark, I am making my best effort to see that the home be relocated rather than demolished. This is a good faith effort out of respect for the City Staff and Historic Landmark Commission. The structure will be far from original due to the level of decay, but the spirit of the home can go onto exist. While generally it is fairly easy to find a home for a relocated home, we have offered this one to over a dozen people who are looking for a relocated home and every one of them so far has said that the condition is too poor. However, I am optimistic we can find someone.

In reference to the staff report, I would like to point out that Frank Zakrison is being recognized with the Uptown Sports Bar project at 1200 E. 6th Street. It is to my understanding that the landmark program generally recognizes an individual once through historic preservation. Recognition for Frank Zakrison is already being achieved through the preservation of 1200 E. 6th Street, which used to be Zakrison's bakery.

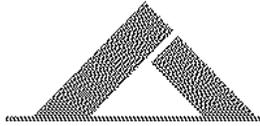
Furthermore, I believe it is worth noting that the project planned to replace the existing house at 1204 E. 6th Street would opt into the Affordability Unlocked program creating a significant number of much needed affordable housing units in the neighborhood.

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



Cater Joseph





F O R T
S T R U C T U R E S

2235 East 6th St. #105
Austin, Texas 78702

(512) 817-9264
sam@fortstructures.com

Structural Evaluation Report

1204 East 6th Street.

Austin, Texas 78702

Report Issued: September 23th, 2021

Prepared By:

FORT Structures TBPE#: 18034

2235 East 6th St. #105, Austin, Texas 78702

512-817-9264 www.fortstructures.com

Sept 23rd, 2021

Cater Joseph

Joseph Companies

cater@josephcompanies.com

Subject: Structural Evaluation Report – 1204 East 6th Street, Austin TX, 78702

Fort Structures PC is pleased to submit the results of the structural evaluation for the above-referenced project. This report briefly presents the findings of the visual study along with our conclusions.

If you have any questions regarding the information in this report, please feel free to contact me at 512-565-7026, or sam@fortstructures.com

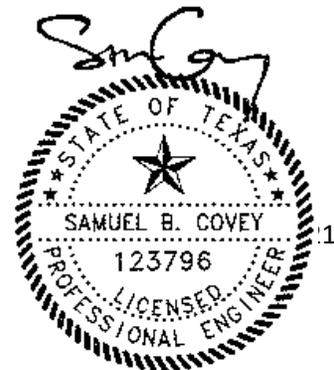
Sincerely,



Samuel Covey, P.E.

Principal, TX Reg# 123,796

FORT Structures PC
TBPE Firm# 18034



Note:

I warrant that I visually inspected the components of this property as addressed in this report in a diligent manner and have honestly reported the findings existing conditions and have made recommendations based on my experience and opinion. Fort Structures does not express or imply any guarantee of specific future structural performance with the limited scope of this inspection; rather, this is my best effort to interpret my observations and develop an opinion as to structural significance. There may be other issues affecting the structure that are not visible without destructive investigation. The conditions of the various components of this property described in this report are true as of the date of inspection. Changes may occur in this property after the inspection date, which could make null and void the contents of this report. No other warranty, either expressed or implied, is hereby made.

Fort Structures performed an on-site visual, noninvasive evaluation of the subject property. The structure is a one-story, approximately residence constructed circa 1907. The foundation of the house is a pier and beam construction with piers and dimensional 2x wood floor framing. The walls and roof are framed with dimensional lumber. For the age of construction, our limited investigation revealed that **the building structure is in very poor condition**. The structure appears to be compromised and it is our opinion that **this structure shall be deemed unsafe, dangerous, and substandard construction**.

The following deficiencies were observed:

- **Extremely High levels of floor foundation movement** were recorded throughout the structure. Many of the floors are significantly sloping which indicates **foundation support system has failed, is not structurally stable**, and will likely continue to deteriorate
- The entire structure appears to be distressed due to foundation movement which is evidenced by **widespread cracking and damage**. Glass panes were cracked at the corners of several windows. The widespread damage to the structure's finishes is caused by high differential vertical floor movement due to inadequate and failing foundation elements.
- There is **widespread evidence of water damage** at the building exterior walls. Evidence of water infiltration was observed at windowsills at the building exterior throughout the structure. There are numerous water damaged sheathing and structural studs that compromise the integrity of the structure. There are widespread areas of water staining, chipping/peeling paint. Though not directly observed, there is likely widespread framing rot and deterioration at the exterior walls and foundation framing at areas prone to water intrusion.
- Multiple portions of the roof are show signs of **rot and deterioration**
- The screen porch framing at the rear of the structure is **structurally inadequate**. The structure framing is extremely weathered and shows signs of deterioration and does not meet the requirements of the International Residential Code.
- The stairs and guardrails do not meet International Residential Code load requirements and may present as a safety hazard.
- **The current roof and floor structural framing do not meet current building codes** for load capacity. Restoring the structure to meet modern building codes or industry standard construction will require an extensive effort and will likely be cost prohibitive.

Conclusions

In conclusion, the existing house contains significant structural deficiencies and should be demolished. There are multiple structural hazards present and the structure is unsafe for occupancy. The structure does not meet the requirements of the International Residential Code. Every structural item in this house would need to be rebuilt or strengthened to meet the current code requirements, which is not financially feasible. There is no redeeming structural value in this building. Based on the existing condition of the structure and the required amount of effort to restore the structure, it is Fort Structures' professional opinion that the Structure is defective, compromised, and beyond repair.

Appendix B – Photos



Rotted Wood in Contact with Ground



Foundation Crawlspace – Block and Conc Pier



High Levels of Foundation Movement



High Levels of Foundation Movement

Appendix B – Photos



Water Damaged Studs and Sheathing



Water Damaged Studs and Sheathing



Rotted and Damaged Roof Framing



Peeling Paint, Damaged Wood, Ground Contact