



Analysis of Existing Building at  
**1403 EAST CESAR CHAVEZ STREET**  
Historic Landmark Commission Hearing

==== MAY 04, 2022 =====

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Balagía Family Significance

1403 EAST CESAR CHAVEZ STREET

Balagía Produce Co.

One of Many Goods and Produce Companies

- M'Kean, Eilers & Co.
- W.B. Walker & Sons
- John Orr
- Crisser & Massie
- John Bremond & Co.
- William Lockridge & Co.
- Nelson Davis & Co.

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THE BIDS AWARDED: A LIST OF THOSE WHO WILL FURNISH SUPPLIES TO THE STATE OF TEXAS.

**THE BIDS AWARDED.**

**A List of Those Who Will Furnish Supplies to the State Institutions.**

The comptroller's office yesterday finished the awarding of contracts for furnishing supplies to the various state institutions for the next quarter. The list of successful bidders is as follows:

**NOTICE TEXAS INSANE ASYLUM.**  
Groceries—John Orr, Criser & Massie, J. W. Bowler and J. T. Scott.  
Soap—H. A. Criser.  
Beef—G. W. King, at \$2.07.  
Dry Goods—Frederick & Cookrell, McKean, Eilers & Co., W. B. Smith, J. W. Bowler and Price & Field.  
**SOUTHWESTERN INSANE ASYLUM.**  
Groceries—John Orr, J. Openthaler & Co., Goodman & Pfeiffer and Criser & Massie.  
Whisky—A. Metcalen.  
Soap—H. A. Criser.  
Beef—George Huff, at \$1.05.  
Dry Goods—W. B. Smith, S. M. Burr, McKean, Eilers & Co.  
**DEAF AND DUMB ASYLUM.**  
Groceries—John Bremond & Co., John Orr, Wm. Lockridge & Co., Criser & Massie and Nelson Davis & Co.  
Beef—R. E. Caperton, at \$3.84.  
Cloth—A. J. Zilker, at \$6.46.  
Dry Goods—John Bremond & Co., W. B. Smith and McKean, Eilers & Co.  
**DEAF, DUMB AND BLIND, COLORED YOUTHS.**  
Groceries—Nelson Davis & Co., Wm. Lockridge & Co., John Bremond & Co., John Orr and Criser & Massie.  
Beef—R. E. Caperton, at \$3.45.  
Coal—A. J. Zilker, at \$6.76.  
**STATE LUNATIC ASYLUM.**  
Groceries—John Bremond & Co., Nelson Davis & Co., Wm. Lockridge & Co., Criser & Massie and John Orr.  
Coal—A. J. Zilker, at \$6.40.  
Whisky—A. Metcalen, at \$3.  
Beef—A. L. Chamberlain, at \$3.  
Dry Goods—John Bremond & Co., McKean, Eilers & Co. and W. B. Smith.  
**BLIND ASYLUM.**  
Groceries—John Bremond & Co., Nelson Davis & Co., Wm. Lockridge & Co., Criser & Massie and John Orr.  
Beef—R. E. Caperton, at \$3.84.  
Dry Goods—McKean, Eilers & Co., W. B. Smith and John Bremond & Co.  
**CONFECTIONARY HOME.**  
Groceries—Criser & Massie, Wm. Lockridge & Co., John Orr, W. B. Walker, John Bremond & Co., and Nelson Davis & Co.  
Cedar Wood—C. B. Beatty, at \$3.00.

# Balagja Family Significance

1403 EAST CESAR CHAVEZ STREET

*"An attempt to give any one agency sole credit for the progressive development which has marked the growth of Austin would be unfair, "*

## **MIKEAN, EILERS & CO.**

*The Austin Statesman (1902-1915): Jul 10, 1910: ProQuest Historical Newspapers: The Austin American Statesman pg. 14*

### **MIKEAN, EILERS & CO.**

The phenomenal prosperity which Austin has enjoyed may be attributed as much to the wholesale houses which have established their headquarters here as to any other source, and the city has been fortunate in being the home of a number of discharging agencies which have shown marked ability and energetic progress in supplying the southwest with all forms of commodities, and a company which may be said to be a distinctive leader in its line is McKeon, Eilers & Co., whose large place of business is located at 321-323-326-327 Congress Avenue, their building taking up nearly one whole block. This company is one of the largest wholesale dry goods establishments in the state and they have travelling men who cover a large territory—especially the large trade territory which is tributary to the city of Austin. The company has a very nice location and have truckage facilities just in front of their doors. All orders received by this company are given prompt and careful attention, whether large or small, and you will always find complete satisfaction when dealing with this company. The management of this large business is in the hands of Mr. Aug. J. Eilers, who is building up a large and prosperous business.

## **W. B. WALKER & SONS, WHOLESALE GROCERS AND COFFEE ROASTERS.**

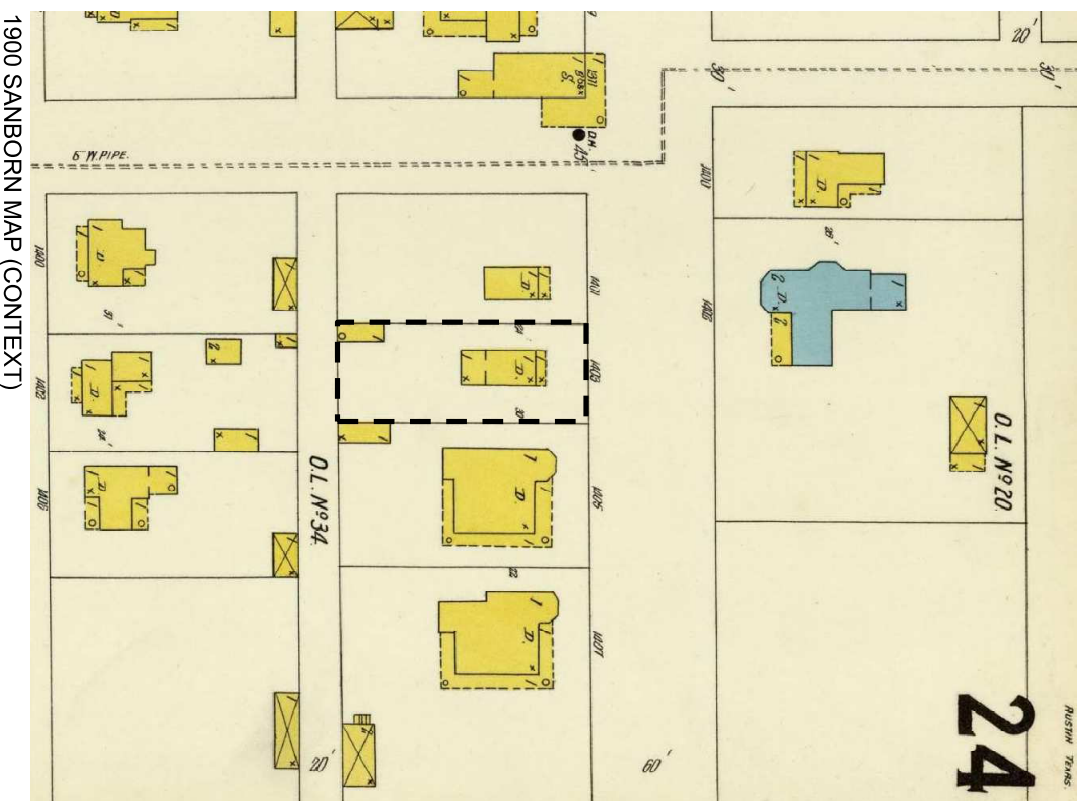
An attempt to give any one agency sole credit for the progressive development which has marked the growth of Austin would be unfair, but it may be safely said that no other agency has contributed more to the growth of the city than the wholesale concerns who have established their headquarters here and especially prominent in this line is W. B. Walker & Sons, whose large place of business is located at 301-303-305-307 309-311 West Fourth street. This is one of the largest and oldest firms in the city. They began in a small way years ago and by their straightforward and honorable way of doing business have been able to build up a large and prosperous business, which is one they have just reason to feel proud of. They have travelling men to call on their many customers throughout the large trade territory which rightfully belongs to Austin and their merchants. The membership of the firm comprises Messrs. William B. J. C., W. B. D. and Thomas B. Walker, all of whom are well known in Austin and this part of the country as enterprising citizens and successful businessmen. Mr. W. B. Walker, the senior member of the firm, is a member of the advisory board of the Austin Business League.



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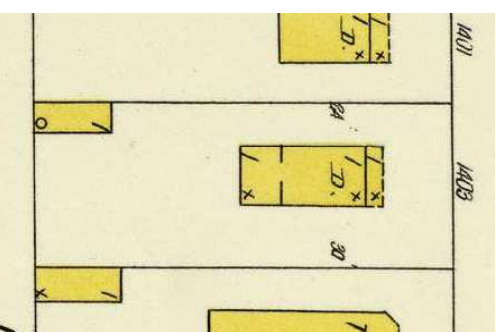


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1900 SANBORN MAP (CONTEXT)

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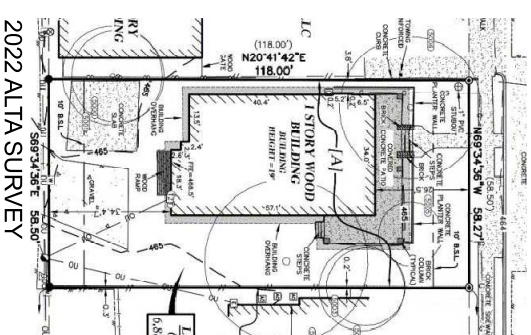
1900 SANBORN MAP



1935 SANBORN MAP



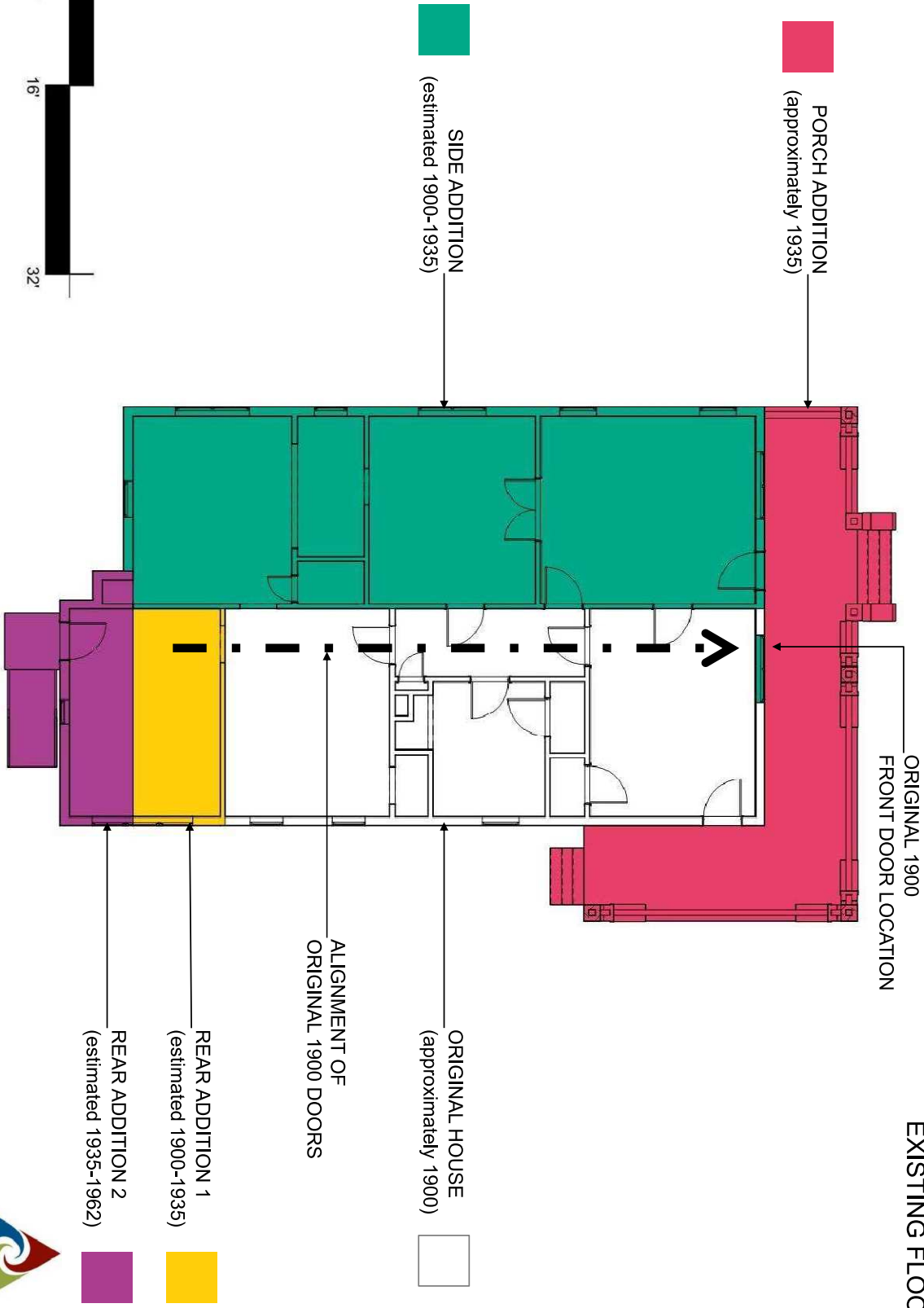
1962 SANBORN MAP



2022 ALTA SURVEY

1403 EAST CESAR CHAVEZ STREET

EXISTING FLOOR PLAN



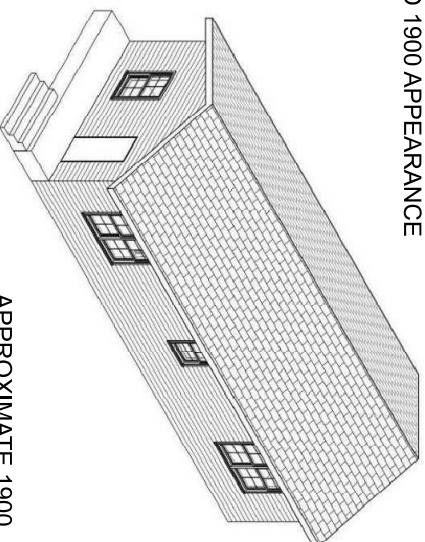
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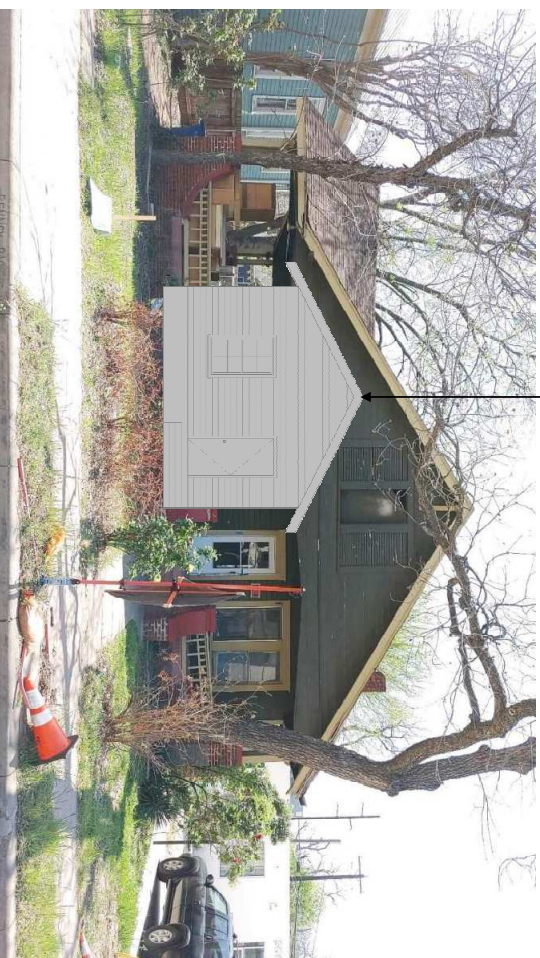


# Integrity

APPROXIMATED 1900 APPEARANCE



APPROXIMATE 1900  
ORIGINAL HOUSE



1403 EAST CESAR CHAVEZ STREET

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1403 EAST CESAR CHAVEZ STREET

SIMILAR HOMES NEARBY



92 NAVASOTA STREET

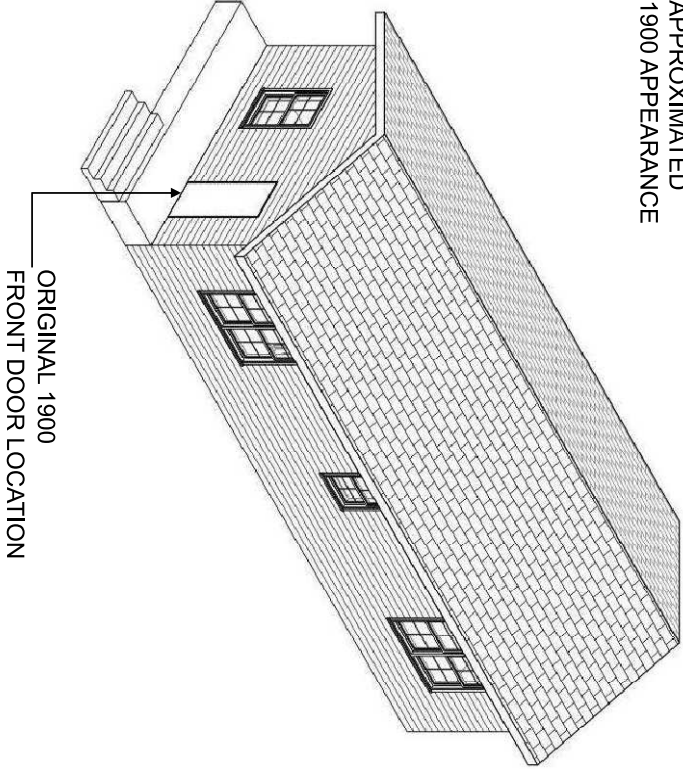


1314 WILLOW STREET

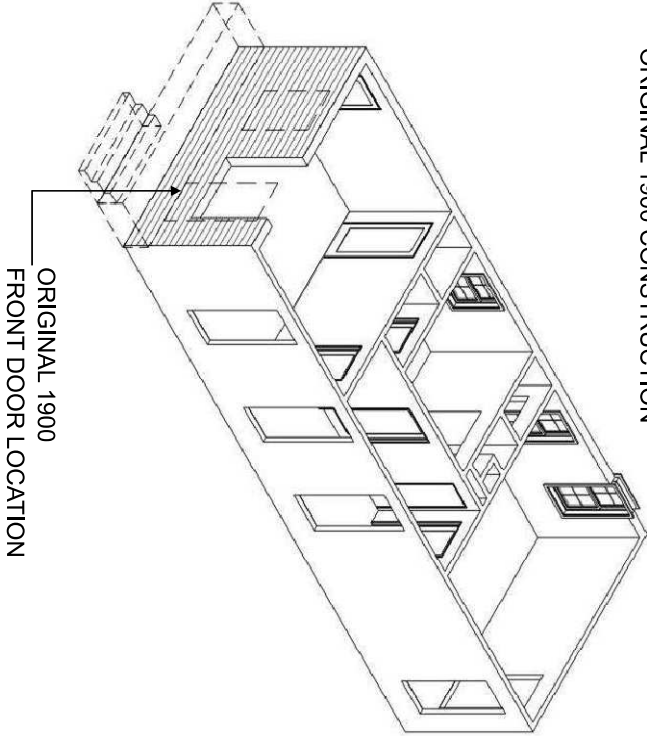


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APPROXIMATED  
1900 APPEARANCE

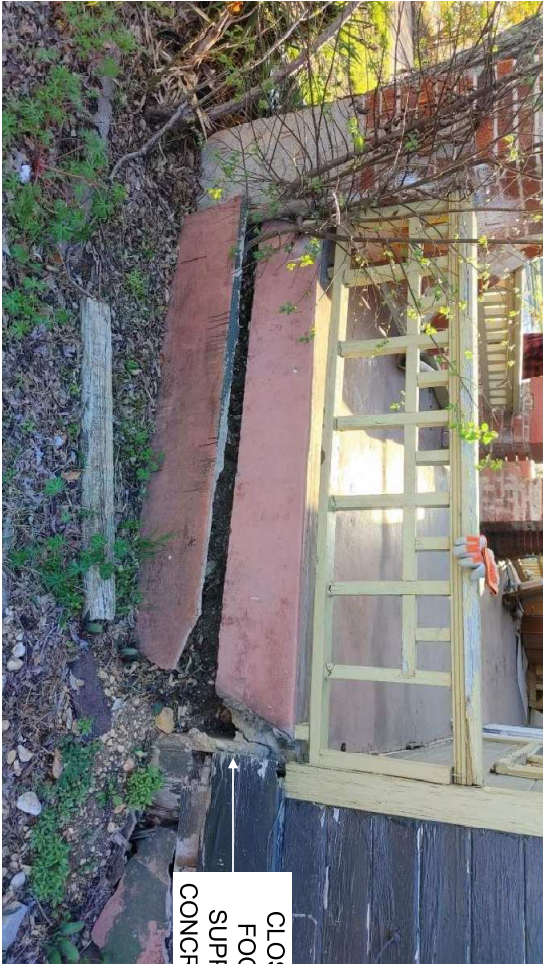


REMAINING FABRIC FROM  
ORIGINAL 1900 CONSTRUCTION



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FRONT PORCH ADDITION – VIEW FACING EAST



ENLARGED VIEW OF FRONT PORCH SEAM

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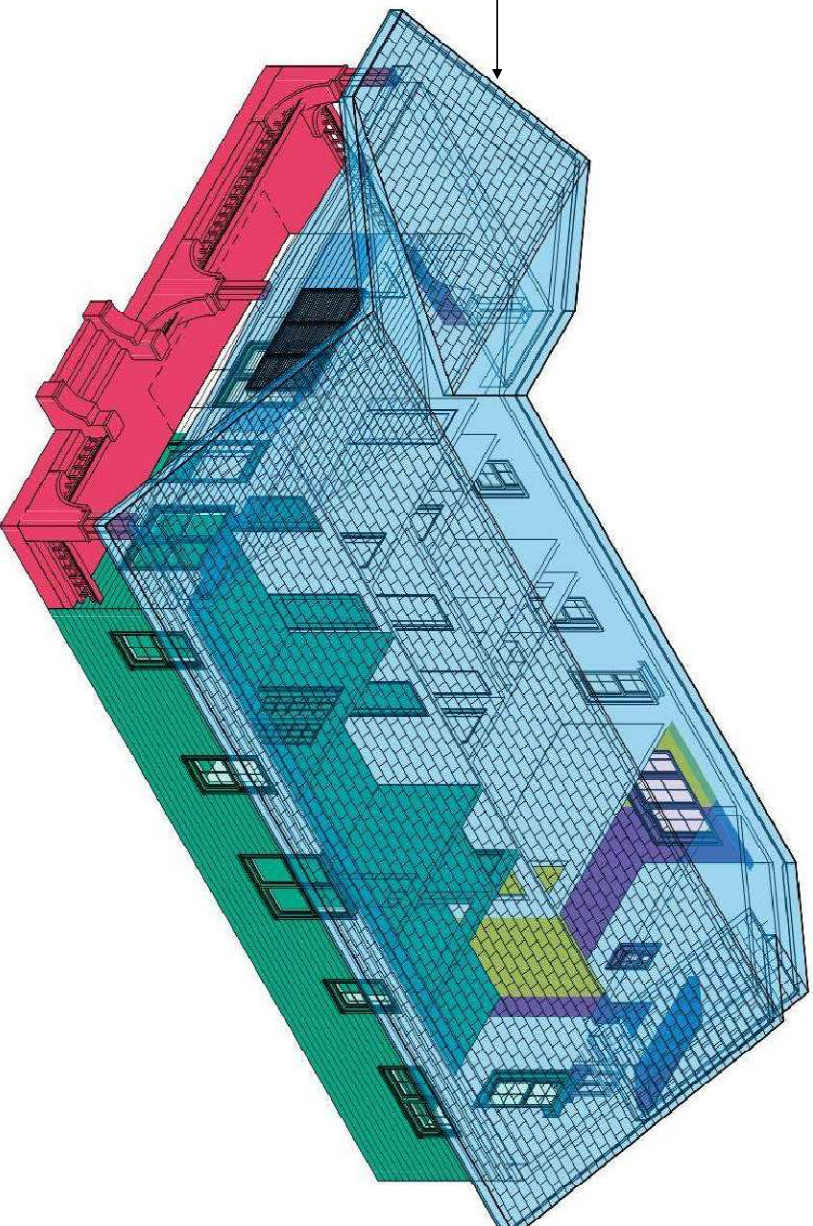


1983 PHOTO DOES NOT NECESSARILY REFLECT  
1935 APPEARANCE. NO 1935 PHOTOS EXIST.

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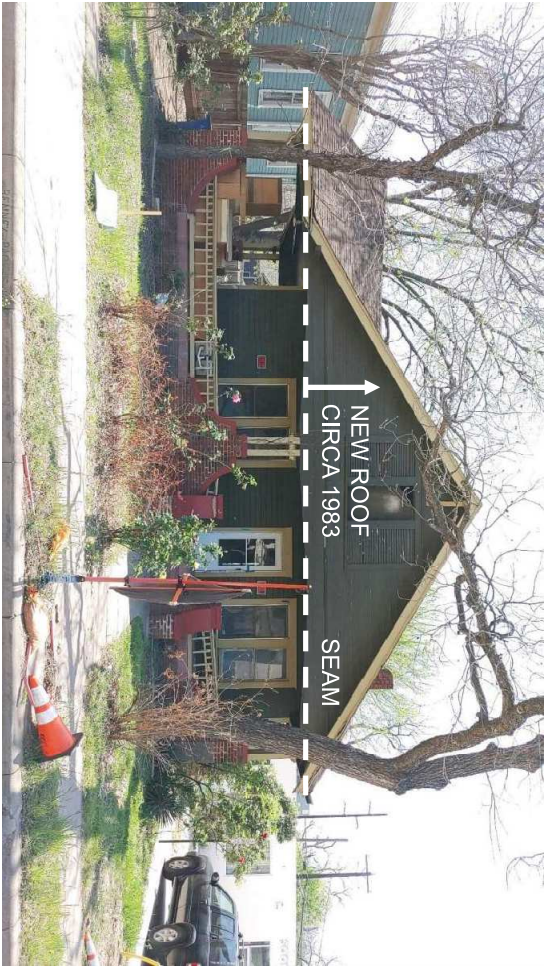


■ ROOF RENOVATION  
(approximately 1983)



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1403 EAST CESAR CHAVEZ STREET  
ROOF RENOVATION



FRONT EXTERIOR FAÇADE – VIEW FACING SOUTH



REAR EXTERIOR FAÇADE – VIEW FACING NORTH

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# Condition of Structure

## 1403 EAST CESAR CHAVEZ STREET STRUCTURAL CONDITION ASSESSMENT – DATUM ENGINEERS



### STRUCTURAL CONDITION ASSESSMENT

for

**1403 Cesar Chavez**

**March 14, 2022**

**Prepared by:**

**Datum Engineers, Inc.**

**8140 N. Mopac Expressway, Building 1, Suite 120**

**Austin, Texas 78759**

**Datum Project Number 22038**

**Datum Registration No. F-2819**

A circular professional engineer seal for Galen G. Schroeder, P.E. The seal features a star in the center, surrounded by the text "GALLEN G. SCHROEDER, P.E." and "42929". Below the seal is a handwritten signature of Galen G. Schroeder, P.E.

**Galen G. Schroeder, P.E.**

6516 Forest Park Road Dallas, Texas 75235 214.358.0174  
8140 N Mopac Expressway Building 1, Suite 120 Austin, Texas 78759 512.469.6490  
311 Sixth Street San Antonio, Texas 78215 210.858.2880  
datumengineers.com | F-2819

### Conclusions

This house is in a severely deteriorated condition, most likely due to lack of repairs and maintenance over the years. The roof eave boards are rotting, have pulled apart and are sagging. The north and south plywood eaves should have been built with 2x wood outriggers. Instead, the plywood roof deck cantilevers out to the eave boards and is severely sagging in places. Plywood roof decking has rotted from roof leaks. Some wall studs are damaged due to rot from water damage. The wood floor decking has holes in it and is soft and spongy which indicates the support system below the floor is weak. Exterior and interior wall boards sag out of alignment indicating foundation movement and potential serious support problems. The crawlspace is minimal and therefore not accessible. We suspect the foundation has severe problems due to wood rot, possible termite damage, and ground movement due to the expansive clays in the area. Numerous floor boards would need to be removed to properly evaluate the condition of the support framing and the foundation.

Daylight can be seen through the wood siding of the house in the kitchen. The siding boards are nailed directly to the wall studs without DensGlass or exterior Gypsum sheathing. This means you would not be able to waterproof the exterior of the house. The wall studs may continue to rot over time through gaps in the wood siding.

The front porch is concrete with brick pilasters and partial walls. We suspect this may have been added later in the life of this house. The connection of the concrete porch slab to the house appears to have integrity issue. The projecting area at the rear of the house has a more recent made plywood siding indicating that some portion of the house may have been added later. The two large trees in front and one on the east side are located too close to the house. As a result, the roots have probably spread under the brick foundation pad and has caused severe movement.

Repairs to this house would be very extensive. Due to limited access, foundation repairs could not be made unless most of the floor boards in the house were removed. Even then, the repairs would be very complicated and expensive.



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# Condition of Structure

## 1403 EAST CESAR CHAVEZ STREET STRUCTURAL CONDITION ASSESSMENT – STRUCTURES



April 18, 2022

M. Brod Harrison  
1403 E. Cesar Chavez  
Austin, Texas 78702

RE: 1403 E. Cesar Chavez – Initial Structural Assessment

Dear Mr. Harrison:

At your request on April 12th, I visited the above reference residence to observe and to provide a rendered opinion regarding the structural performance of the existing residence.

The existing residence is a single level conventionally framed structure supported by a pier and beam foundation system. The structure has an exterior veneer that is wooden with masonry applications at the porch areas. According to tax records the original residence was constructed in 1925. Subsequent additions and remodels have occurred over the years.

A walkthrough of the residence revealed the building to be uninhabited and in an excessive state of neglect and disrepair. Floors have experienced differential movement throughout and a musty odor is quite pronounced throughout the residence.

The residence is situated very low to the ground and does not meet current code requirements for proper clearance. Proper ventilation does not meet current codes. Excessive moisture was noted in the crawl space due to internal leaks or improper site management.

It must be noted that the soil conditions in the area of Austin are poor at best. Highly expansive soils are present and if a structure is not properly engineered or if site management efforts are not properly employed significant movement must be expected.

A limited observation of the crawl space revealed the foundation to be a wooden pier and beam assembly supported by cedar post piers. The existing structural floor framing installation is sub-standard and does not satisfy current design requirements. Excessive deflections were noted throughout the building.

An unaddressed history of water infiltration in the crawl space has resulted in structural compromise. To bring the foundation to an appropriate level of performance, the foundation in its entirety would need to be replaced. New piers, new beams and joists would be required. In addition, the foundation would need to be elevated no less than 8" to provide adequate clearance between the framing and the final grade. If indeed the foundation was elevated, the concrete piers would need to be removed and re-set on a proper elevation. New ventilation will be required for the entire crawl space. Existing front porch handrails do not meet code requirements for proper elevation or lateral resistance. With the raising of the foundation, the reconstruction of the porch and handrails as well as the masonry details, the original fabric of the residence is drastically compromised.

The roof framing is comprised primarily of 2x4 rafters which does not meet current code standards for structural adequacy. Significant structural framing reinforcement will be required.

There is indeed evidence of neglect throughout the residence. The prominent musty odor is an indication of excessive moisture in the crawl space and perhaps in the wall cavities as well.

It is the opinion of this office that due to long standing neglect, the residence cannot be properly remediated. The residence has exceeded its life expectancy since proper maintenance efforts were never employed.

The damage addressed in this report was limited to structural systems only. However, given the age of the structure and the long history of neglect, damages most likely extend to electrical and mechanical systems as well. Mold remediation will certainly be required as well as perhaps asbestos abatement.

This report serves as a cursory overview of the structural systems observed. It is an indication that the structure is in dire disrepair. Many more structural discrepancies are anticipated to be in play. We can prepare a more elaborate investigation if you deem it valuable.

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

Sincerely,

Jerry Garcia, P.E.  
License #47435



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- Renovation will be cost prohibitive
- Much of original fabric will be replaced
- Achieving financing is impossible at this time, condition
- Insurance policy denied

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DALLAS

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HOUSTON

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