

Hi, I am Rahim Javanmardi, owner of the property at 701 Sparks Avenue.

I would like to thank all of you for the wonderful and community changing work that you do to keep our city safe and beautiful for us, the residents.

I am sending you an email to you concerning the property because I feel as though I did not properly explain the situation during the previous hearings.

After I purchased the property in last may, I had my contractor file for a demolition permit. During the review we learned that City Historical staff required the building be sent to the Historic Landmark Commission with a recommendation for Historic designation. Had I known this would happen, I would have never purchased the property.

To me this recommendation is puzzling, as house is in terrible condition. I have gone to additional expense to provide you with expert reports verifying the condition. The professional house inspection was very thorough:

1. Foundation failure, floors destroyed by leaking roof, exterior walls cracked.
2. Systems not functional, plumbing, electrical, mechanical.
3. The house full of mold, and the basement with a foot or water and mold throughout.

These contractors' reports which I have provided to staff are:

1. NSPECT- property inspection report detailed in a 14 MB report

2. AllNation Restoration LLC: mold restoration (building in too bad a condition: “Remediation or restoration will not be possible”
3. Distinctive Remodeling LLC: A “low ball estimate for very basic work”. This contractor did not deal with the mold, or give any warranty that his work would result in a livable house.
4. I sent the inspection report to my banker and his letter states that the bank will not provide a loan for the restoration to the existing structure.

I have gone to additional expense to get an additional bid taking into account all the information I have received. This contractor has advised that the only elements of the existing structure that might be able to be reused would be the concrete perimeter beam foundation, a few structural foundation members, and the bricks to repair and rebuild the chimneys. The roof would be modified to insure positive drainage. The resulting house would be a close reproduction. His estimate for this work for the restoration rebuild is \$1,280,087.00 which will result in a Code approved house with a full warranty. His recommendation is to demolish the existing house and rebuild a new home.

This house is in such a deplorable condition that no one will touch it. I cannot get a loan from my bank for a full restoration nor will a contractor take on such a project. The only reasonable solution and the professional opinions I have received are to demolish this structure that is a safety hazard and replace it with a beautiful new home which will attract great residents to add to the vibrant community. A new home will improve the appearance and safety which will provide the new residents with the opportunity to join in an already wonderful Central Austin Neighborhood.

Thank you,

Rahim Javanmardi