

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2008-0019

HLC DATE:

May 19, 2008

June 23, 2008

June 30, 2008

PC DATE:

August 26, 2008

APPLICANT: Historic Landmark Commission

HISTORIC NAME: Blondie Pharr House

WATERSHED: Shoal Creek

ADDRESS OF PROPOSED ZONING CHANGE: 801 Highland Avenue

ZONING FROM: MF-4-NP to MF-4-H-NP

SUMMARY STAFF RECOMMENDATION: Staff recommends the proposed zoning change from multi-family residence, neighborhood plan combining district (MF-4-NP) to multi-family residence, neighborhood plan – Historic Landmark (MF-4-H-NP) combining district zoning; or in the alternative, staff recommends release of the demolition permit upon completion of HABS Level III documentation. The house, while in a deteriorated state due to its long-standing vacancy and structural problems, is a good example of mid-1920s bungalow architecture, has distinctive shutters bearing a “P” (presumably for Pharr), and is associated with Blondie Pharr, a significant figure in music education in the city.

HISTORIC LANDMARK COMMISSION ACTION: **May 19, 2008:** Initiated the historic zoning case. Vote: 5-0 (Arend, Arriaga and Rosato absent). **June 23, 2008:** Postponed to a specially-called meeting on June 30, 2008. **June 30, 2008:** Recommended the proposed zoning change from multi-family residence, neighborhood plan (MF-4-NP) district to multi-family residence – Historic Landmark, neighborhood plan (MF-4-H-NP) combining district zoning. Vote: 8-0.

PLANNING COMMISSION ACTION: Recommended the proposed zoning change from multi-family residence, neighborhood plan (MF-4-NP) district to multi-family residence – Historic Landmark, neighborhood plan (MF-4-H-NP) combining district zoning with an additional recommendation to modify the section of the parcel zoned historic to allow for additional development on the site. Vote: 5-2 (Small and Ewen opposed; Cavazos and Hui absent).

DEPARTMENT COMMENTS: The house is not listed in the Comprehensive Cultural Resources Survey (1984).

CITY COUNCIL DATE: August 28, 2008

ACTION: Postponed to

September 25, 2008 at staff's request due to a notification error.

September 25, 2008:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: Old West Austin Neighborhood Association

BASIS FOR RECOMMENDATION:

The ca. 1923 house is a good example of bungalow cottage design in West Austin, and is associated for over 60 years with Burnett ("Blondie") Pharr, the musical director of the University of Texas, composer of the University of Texas fight song, and leader of the first public school bands in Austin.

Architecture:

One-story rectangular-plan clipped side-gabled frame bungalow with a central, partial-width clipped front gabled independent porch on ornamental metal posts; single and paired 1:1 fenestration; full basement set into the slope of the lot contains additional rooms.

Historical Associations:

The house appears to have been built in 1923; the first occupants were Seth and Lola Brown, who rented the house. Seth Brown was a railroad fireman. From 1927 until the last tenancy in this house many years ago, the house was owned and occupied by Burnett "Blondie" Pharr, his wife Gladys, and daughter Gladys. Blondie Pharr (1898-1976) was the band director at the University of Texas, wrote the UT fight song, directed the first public school band at Austin High School, and managed the Caswell Tennis Center for many years. He also served as the principal and band director in Smithville schools from 1939 to 1950 while maintaining his residence here. The Blondie Pharr Tennis Center was named for him in 1976.

PARCEL NO.: 01080308010000

LEGAL DESCRIPTION: Lot 3, Block C, Outlot 3, Division Z, Terrace Park

ANNUAL TAX ABATEMENT: \$5,488 (owner-occupied); city portion: \$1,335.

APPRAISED VALUE: \$501,289

PRESENT USE: Vacant

CONDITION: Fair

PRESENT OWNER:

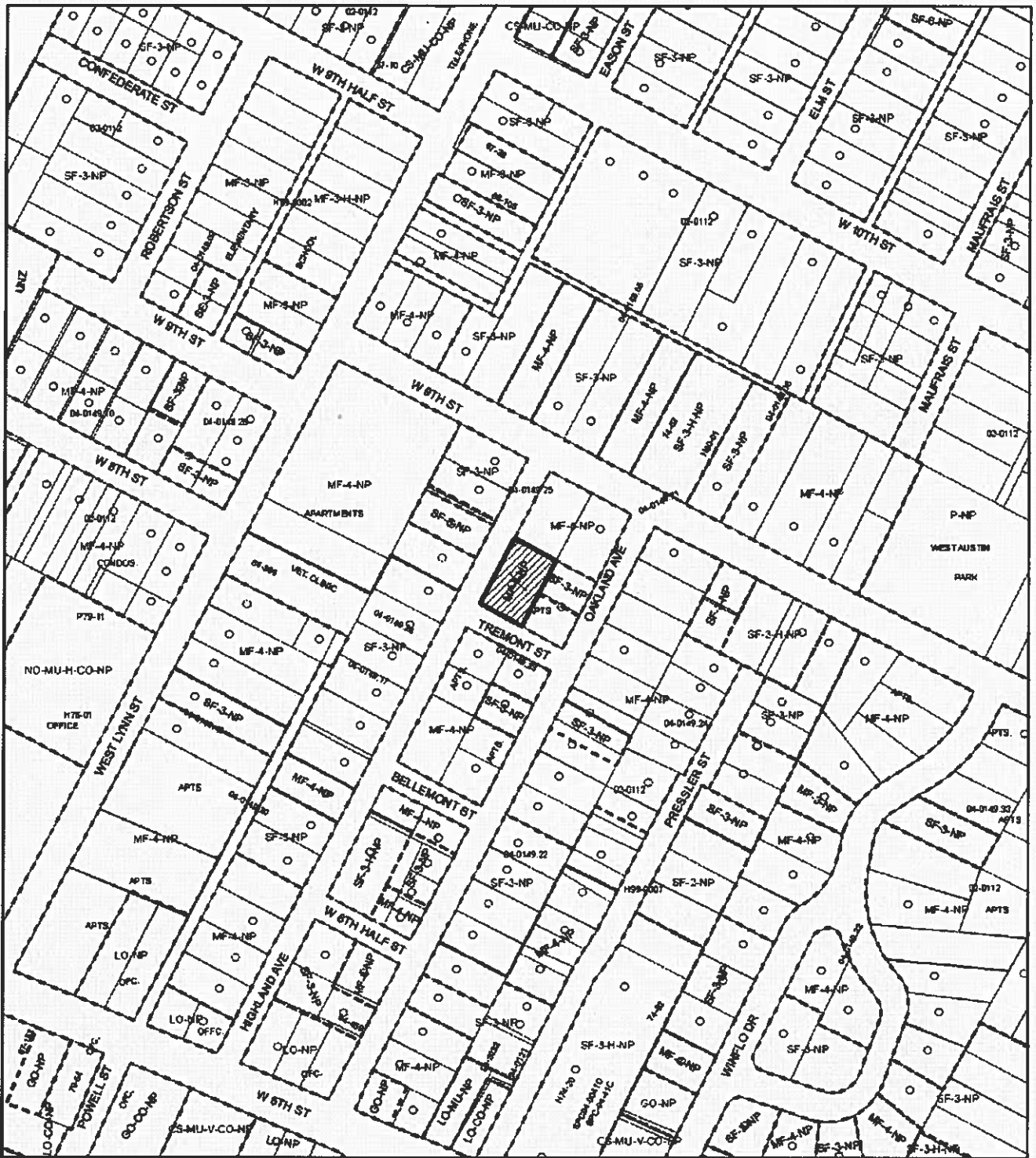
Trevor Dallas
703 Oakland Avenue
Austin, Texas 78703




DATE BUILT: ca. 1923

ALTERATIONS/ADDITIONS: No non-historic alterations.

ORIGINAL OWNER(S): Burnett "Blondie" Pharr (1927)

OTHER HISTORICAL DESIGNATIONS: The house is listed as non-contributing to the Old West Austin National Register Historic District, but Terri Myers, the preparer of the Old West Austin National Register Historic District nomination has stated that the determination of the house as non-contributing was in error, and that it is contributing to the historic character of the district.



-  **SUBJECT TRACT**
-  **ZONING BOUNDARY**
-  **PENDING CASE**

OPERATOR: S. MEEKS

NATIONAL REGISTER DISTRICT

ZONING CASE#: **NRD-2008-0096**
 ADDRESS: **801 HIGHLAND AVE**
 SUBJECT AREA: **0.000 ACRES**
 GRID: **H23**
 MANAGER: **S. SADOWSKY**



1" = 200'

This map has been produced by C.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

801 Highland Avenue
ca. 1923



View of the basement and back porch built into the slope of the lot.

OCCUPANCY HISTORY

801 Highland Avenue

City Directory Research, Austin History Center
By City Historic Preservation Office
April, 2008

1981	Marion Pharr, owner Counselor, TEA Special School
1976	Burnett Pharr, owner Retired Also listed is Marion Pharr, a counselor at the TEA Special School
1971	Burnett Pharr, owner Retired Also listed is G. Marion Pharr, a teacher at the TEA Special School
1967	Burnett Pharr, owner Retired Also listed is G. Marion Pharr, a teacher at the TEA Special School
1963	Burnett Pharr, owner Manager, Caswell Tennis Center Also listed is G. Marion Pharr, a teacher at the State School for the Deaf
1959	Burnett Pharr, owner Employed by the City Recreation Department Also listed is Gladys M. Pharr, a teacher at the State School for the Deaf
1955	Burnett Pharr, owner Manager, City Recreation Department Also listed is Gladys M. Pharr, an instructor at the State School for the Deaf
1952	Burnett and Gladys Pharr, owners Department manager, City Recreation Department Also listed are Gladys M. Pharr, a student at the University of Texas; and Patricia M. Pharr, a student at the University of Texas
1949	Burnett and Gladys Pharr, owners Burnett: Teacher Gladys: Office secretary, University of Texas Also listed is Gladys M. Pharr, a teacher
1947	Burnett and Gladys W. Pharr, owners Band director, public schools Also listed is Gladys M. Pharr, a teacher in the public schools
1944-45	Burnett and Gladys W. Pharr, owners Burnett: Principal, public schools Gladys: Stenographer, University of Texas Also listed is Gladys M. Pharr, a student at the University of Texas
1942	Burnett and Gladys W. Pharr, owners No occupation listed
1940	Burnett and Gladys W. Pharr, owners Music teacher

1937	Burnett and Gladys W. Pharr, owners Musician
1935	Burnett and Gladys W. Pharr, owners Orchestra director, University of Texas
1932-33	Burnett and Gladys W. Pharr, owners Orchestra director, University of Texas
1930-31	Burnett and Gladys W. Pharr, owners Director, Band and Orchestra, University of Texas
1929	Burnett and Gladys W. Pharr, owners Burnett: Band director, University of Texas Gladys: Student, University of Texas
1927	Burnett and Gladys W. Pharr, owners Burnett: Band director, University of Texas Gladys: Teacher, Junior High School
1924	Seth C. and Lola Brown, renters Fireman, Southern Pacific Railroad NOTE: Burnett and Gladys W. Pharr are listed as living at 2712 Guadalupe Street; both were students at the University of Texas.
1922	The house is not listed.

Burnett Pharr 801 Highland Avenue
 85 3 0 -
 100
 Terrace Park
 Frame addition to rear of residence
 37187
 4-7-48 \$750.00
 F. B. DeSpain
 1

Building permit to Burnett Pharr for rear addition – 1948

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BURNETT PHARR
Wrote UT fight song

Pharr services today

Band director, coach died Friday

Services for longtime Austin band director and tennis coach Burnett "Blondie" Pharr will be at 4 p.m. Saturday at Weed-Corley Funeral Home. Pharr, 78, died Friday morning at St. David's Hospital.

The man who wrote and introduced the lyrics for the University of Texas fight song, Pharr also directed the UT Longhorn Band between 1921 and 1939.

He directed the UT Symphony Orchestra, helped organize and direct Austin's first public school band at Austin High School and put together the Austin Municipal Band for the city recreation department.

Regular summer concerts on the grass at Austin parks owe their begin-

nings to the seemingly tireless Pharr, who directed the pit orchestra for stage shows in Austin in the 1930's and broadcast a popular radio show, "Night Club of the Air," which featured local talent.

From 1937 to 1950, Pharr was high school principal, band director and tennis coach in Smithville, where the band and tennis team regularly won state championships and honors under his tutelage.

Returning to Austin in 1950, Pharr became Caswell Tennis Center's promanager until his retirement in 1963, although he briefly left retirement to manage Caswell during 1967 and 1972.

Austin's new northeast tennis center was recently named in his honor.

Obituary of Burnett Pharr
Austin American-Statesman, June 19, 1976

AS-B106

Pharr, B

6/21/76

Retired band director 'Blondie' Pharr dies

Burnett "Blondie" Pharr, 78, who was best known for creating the lyrics of the University fight song, died Friday morning at St. David's Community Hospital.

Funeral services were held Saturday afternoon at the Weed-Corley Funeral Home and burial followed at Austin Memorial Park.

The longtime band director and tennis instructor had been heavily involved with both University students and Austin youths for several decades.

Pharr directed the University Longhorn Band between 1921 and 1939. He also led the University Symphony Orchestra and directed various and direct the first public school band at Austin High School.

Pharr introduced the regular summer concerts at the city parks and in the 1930s he directed the pit orchestra for stage shows in Austin. He helped local and University talent gain public exposure by featuring them in a popular radio show of the time, "Night Club of the Air."

From the late 1930s to 1950, Pharr was an administrator, band director and tennis coach in Smithville, where the band and tennis teams consistently captured state honors under his auspices.

Pharr returned to Austin in 1951 and became a professional manager at the Caswell Tennis Center until his retirement in 1963. He came out of his retirement briefly in 1967 to manage Caswell once again, and did so

until 1972.

In recognition of his dedication and effort, the city's new northeast tennis complex, the Blondie Pharr Tennis Center, was recently named in his honor.

Pharr was a graduate of the University, a charter member of the Phi Alpha music fraternity and a 40-year member and member of the Ben Hill Shrine.

Survivors include two daughters, Miss G. Marion Pharr of Austin and Mrs. Patricia Rose of Elgin; three sisters, Mrs. Lucene Wesley, Mrs. Helen Harpster and Mrs. Golda Hanning, all of Austin; one brother, Murby Pharr of Corpus Christi; three grandchildren and one great grandchild.

Obituary of Burnett Pharr
The Daily Texan - June 21, 1976

which was not in 1941-1942
should be not (long after) - since he was writing the book
The Story of the "Texas Fight Song"

In 1941-1942, the University of Texas published
booklet titled "Songs of the Forty Acres".

The forward of this publication states:-

"In compiling 'Songs from the 'Forty Acres',
we were very fortunate in having the assistance of
Mr. A.D. Zanzig, music consultant of the National
Education Association, who was guest professor in
1941-1942. The numbers which comprise the present
selection were selected by Mr. Zanzig on the basis of
references expressed by the different groups with
which he worked."

This forward was signed

"E.W. Doty

Dean of College of Fine Arts"

The publication consists of seventeen selec-
tions. One of the selections is "Texas Fight" which
is now the official fight song of the University of
Texas.

At one time, it was rumored that I wrote the
song. That was an error. I did not write that melody.
Before 1940-1941, there was some controversy as to
how fast the "Eyes of Texas" should be played - not fast
as pep song or slower and in a stately manner.
This disagreement pointed to the fact that it needed
a real fight to follow the "Eyes of Texas".

It was at this point that Walter S. Hunsicutt
came to me with a piece of music ^{he had written} and asked me if I
ever. I was very impressed and asked him if he
would permit us to use the number as a fight song.

I think that it should be pointed out that
Hunsicutt was a former director of the band (1910-1920).

A copy of the original manuscript appears in this publication and Hunnicutt writes as follows:

"A crude harmony was prepared by the writer in the fall of 1923. The original band arrangement as first played by the Longhorn Band was, in collaboration with the writer by James E. Long - Marlin High School director and band leader at Coleman, Texas.

The words of the song as finally adopted, were written by Burnett (Blondie) Pham, for many years leader of the Longhorn Band and leader at the time the song was pre-empted "with consent" by the University of Texas. The original words prepared by the writer were somewhat similar to the story but it took the touch of the

"Maestro Blondie"

to make them complete.

Signed Hunnicutt

Walter S. Hunnicutt

This is the true story of Texas Fight

1. I did write the tune.
2. I did write the words.
3. I was the person who made the decision that this was to be the official song for the University of Texas.
4. I was the person who introduced it, to the student body as the "Official Texas Fight Song".

Signed Burnett (Blondie) Pham

Nov 29-1975

Addenda

After the introduction and acceptance, by the Student Body, Hummels and I took out a copyright under the name of 'Tex as Jays' but we immediately changed the name to 'Tex as Fight'.

The Copyright Office received a copy of words and music on June 18, 1928. Copyright # 695256. This copyright was good for 28 years. It is my understanding that the representatives of the UT Student Council took out a copyright long before the expiration of the copyright owned by Hummels and me.

That was OK with us because we were just trying to protect the interests of the university.



The Story of the Texas Fight Song by Burnett Pharr
Mailed to Carole Keeton McClellan in 1975
Collection of the Austin History Center

RH Remodeling, Inc.
18505 Rivertimber Dr.
Del Valle, TX 78617

Office 512-507-8465
Fax 512-247-4067
Cell 512-796-6962

Exterior Work Needed To Make Interior Renovation Possible

1. Leveling of Upper Floor and Installation Of New Concrete Retaining Walls.....59,400.00
2. Remove Roofing and Repair Damaged Decking. Install New Metal Roof.....13,000.00
3. Repair As Needed Siding & Exterior Trim.....5,000.00
4. Replace Perimeter Framing & Siding Supporting Upper Level.....11,000.00
5. Install 4 Support Beams Under House To Support Floor Joys.....4,000.00
6. Rebuild Exterior Stairs From Upper Level To Ground Below.....2500.00
7. Rebuild Existing Rotted Deck.....4500.00
8. Rebuild Existing Metal Handrails To Meet Code...1800.00
9. Removal Of Old Garage (Safety Hazard) and Various Yard Debris.....3000.00
10. Remove Concrete Porch To Gain Access To Retainer Wall.....2500.00

Total Exterior \$167,000

Total Cost of Job

Replacement % { Siding: 65%
Roofing: 20%
Windows & Doors: 100%
Foundations: 100%

\$249,500

CG Electric
Chuck Groening
12814 Carrera
Austin, Texas 78727

PROPOSAL

512.517.8848 (cell)
512.259.1249

Date 05/18/08

RH Remodeling
For 801 Highland Ave
Austin, Tx

DESCRIPTION OF JOB:	Install construction power loop. Rewire home to existing codes. Install new 200amp service.
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TOTAL: \$14,500.00

This proposal is subject to material price changes and within 30 days.

AIRCO

Airco Mechanical, Inc.
PO Box 9368, Austin, TX 78768-9368
Phone (512) 837-2917 Fax (512) 837-7187
www.aircomechanical.com

FAX QUOTE

Date: 5-15-08
To: RICHARD HANSHEW
Attn: SAME
Fax/pH: 247-4087 / 798-8982

Estimator: James Surginer
Project: A/C REPLACEMENT
Address: 801 HIGHLAND AVE.
AUSTIN TX

**SCOPE OF WORK: INSTALL 2.5 TRANE COMPLETE SYSTEMS.
1-TRANE 2.5 TON 14 SEER UPFLOW**

INSTALL SYSTEM, DUCTWORK, LINE SET, DRAIN, START UP.

**ELECTRIC NOT INCLUDED
TOTAL \$6800.00**

EXCLUSIONS:

- ROOF PENETRATIONS
- PLUMBING
- STRUCTURAL FRAMING, SUPPORTS OR ENGINEERING
- CUTTING, PATCHING OR PAINTING
- ELECTRICAL UPGRADES

**REGULATED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION, P.O. BOX
12187, AUSTIN, TEXAS 78711, 1-800-803-9202, 512-463-8899**

TERMS OF PAYMENT:

- Complete at end of job.

Firm name: _____

Accepted by: _____ Date: _____

Printed Name: _____

TERMS OF ACCEPTANCE ARE A MUTUALLY AGREEABLE CONTRACT AND CONDITIONS
Regulated by The Texas Department of Licensing & Registration,
PO Box 12187, Austin, TX, 78711, 1-800-803-9202
Texas Air Conditioning License #TACL5358C

H&H DESIGN AND CONSTRUCTION**PROPOSAL**

11608 B Castle Rock Ct
 Austin, TX 78760
 Ph: (512) 382-6287
 Fax: (512) 682-2890
hdesign@austin.tx.com
www.hdesignandconstruction.com

DATE: May 15, 2008

NAME:
 RH Remodeling, Inc.
 18505 Riverlumber Dr
 Del Valle, TX 78617
 Office: 812-507-8465
 Fax: 512-247-4067

JOB:
 801 Highland Dr.

ITEM	DESCRIPTION		PRICE
1	EXTERIOR PAINT - STRIP OLD PAINT - PATCH AND RE-CAULK ANY REPAIRED/REPLACED WOOD TRIM AND/OR SIDING - PRIME AND PAINT WITH (2) COATS PREMIUM GRADE EXTERIOR LATEX PAINT		\$7,146.00
2	INTERIOR PAINT - HANG AND FINISH SHEET ROCK - PRIME FOR FINISH - PAINT WALLS AND CEILINGS WITH (2) COATS PREMIUM GRADE INTERIOR LATEX PAINT		\$8,600.00
3	WOOD FLOORS - PATCH HOLES - REPLACE BAD PLANKS - SAND AND RE-FINISH		\$7,304.00
4	KITCHEN COUNTERTOP & BACKSPLASH - FURNISH AND INSTALL HARDI BOARD UNDERLAYMENT - INSTALL TILE ON COUNTERTOP AND BACKSPLASH (APPROX. 55 SQUARE FEET) - TILE MATERIAL ALLOWANCE: \$385.00		\$1,210.00
ALTERNATE 1	INSTALL UNDERLAYMENT AND TILE TO KITCHEN FLOOR - APPROX. 90 SQUARE FEET - TILE MATERIAL ALLOWANCE: \$640.00		\$995.00
TOTAL	TOTAL - DOES NOT INCLUDE ANY OWNER-FURNISHED ITEMS - ALL FOOTAGES ARE APPROXIMATIONS; H&H RESERVES THE RIGHT TO CHANGE THE PRICE UPON FINAL MEASUREMENT	TOTAL	\$23,255.00

If you have any questions please contact us at (512) 382-6287 or email us at hdesign@austin.tx.com

IMPORTANT NOTES ABOUT THIS PROPOSAL:

1. COLORS THAT REQUIRE 2 (TWO) COATS OF PAINT ARE APPLIED ACCORDING TO MANUFACTURER'S SUGGESTED REQUIREMENTS
2. COLORS THAT REQUIRE 3 - 4 COATS OF PAINT IS NOT COVERED IN THIS PROPOSAL, UNLESS SPECIFIED IN WRITING BEFORE WORK IS STARTED
3. DAMAGE TO FINISHED PAINTED SURFACES BY OTHERS IS NOT THE RESPONSIBILITY OF H&H DESIGN AND CONSTRUCTION
4. 25% DOWN PAYMENT REQUIRED BEFORE WORK IS STARTED. PERCENTAGE PAYMENTS ARE REQUIRED THROUGHOUT THE DURATION OF THE JOB. FINAL PAYMENT DUE AFTER WALKTHROUGH IS COMPLETE.
5. PROPOSAL IS ONLY VALID FOR 30 DAYS

H&H DESIGN AND CONSTRUCTION**PROPOSAL**

11608 B Castle Rock Ct
 Austin, TX 78750
 Ph: (512) 382-6287
 Fax: (512) 692-2890
hhd@hhd.com
www.hhd.com

DATE: May 16, 2008

NAME:
 RH Remodeling, Inc.
 18509 Riverlumber Dr
 Del Valle, TX 78617
 Office: 512-607-9466
 Fax: 512-247-4067

JOB:
 801 Highland Dr.

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1	EXTERIOR PAINT - STRIP OLD PAINT - PATCH AND RE-CAULK ANY REPAIRED/REPLACED WOOD TRIM AND/OR SIDING - PRIME AND PAINT WITH (2) COATS PREMIUM GRADE EXTERIOR LATEX PAINT		\$7,146.00
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TOTAL	TOTAL - DOES NOT INCLUDE ANY OWNER-FURNISHED ITEMS - ALL FOOTAGES ARE APPROXIMATIONS; H&H RESERVES THE RIGHT TO CHANGE THE PRICE UPON FINAL MEASUREMENT	TOTAL	\$23,256.00

If you have any questions please contact us at (512) 382-6287 or email us at hhd@hhd.com

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5. PROPOSAL IS ONLY VALID FOR 30 DAYS



Fort Worth - 904 E. Waggaman, Fort Worth, TX 76110, 817-928-8400, Fax 817-826-8134
Dallas - 3731 Cavalier, Garland, TX 75042, 214-221-1400, Fax 214-221-1410
Austin - 8518 Hwy 290 West, Austin, TX 78736, 512-815-7111, Fax 512-815-7120
Corporate Office - Fort Worth, TX, 800-317-4791, Fax 800-829-2345

512-391-1588

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Insurance Co: NONE
Claim No:
Phone:
Adjuster:
Mortgage Co:

AGREEMENT

T00028-1

Name	RICHARD HANSHEW		Home No	(512) 798-6962	Estimate Date	May 14, 2008
Address	801 HIGHLAND AVENUE		Work No.		Mapco	584Q
City & St	AUSTIN, TX 78703		Add No		Add Desc	
Billing Address						
Specifications	Description	Qty	Unit Cost	Total		
Remove Shingles	1 Layer(s) ThreeTab	18.72	\$31.00	\$581.32		
Install New Decking						
Deck Protection/Felt	#15 Deck Protection	18.39		N/C		
Perimeter Metal	Size 1 1/2 in. Color White	180.00		N/C		
Ventilation	30-Ridge Vent-New @ \$5			180.00		
Heater Vents	Size					
Leads/AutoCaulks	Size 1-1.5"Lead 1-2"Lead 1-4"Lead	3.00	15.00	45.00		
Rmw/Repl Valley	Closed(X) Open()	26.00		N/C		
Install Shingles	Brand GAF/EL Style Sentinel	18.39	121.00	2,225.19		
	Color White Warranty 20 YR.					
Ridge Application	Standard	59.00		N/C		
Skylight(s)						
Skylight(s)						
Steep Off						
Steep On						
Two Story						
Other	Replace Decking as Needed, \$2.50 per lin ft					
Clean Up	Clean up and haul away debris. Magnetize lawn and driveway for nails.				N/C	
Ventilation quoted to comply with manufacturer warranty.					N/C	

"This contract is subject to Ch. 27, Property Code. The provisions of that chapter may affect your right to recover damages from the performance of this contract. If you have a complaint concerning a construction defect arising from the performance of this contract and that defect has not been corrected through repeat warranty service, you must provide notice to the contractor by certified mail, return receipt requested, not later than the 90th day before the day you file suit to recover damages in a court of law. The notice must refer to Ch. 27, Property Code, and must describe the construction defect. If requested by the contractor, you must provide the contractor an opportunity to inspect and cure the defect as provided by Section 27.004, Property Code."

Tax	0
Permit	0
Overhead/Profit	0
Total	\$2,986.51

ACCEPTANCE OF AGREEMENT

This Agreement is for FIRM OFFER OF GUARANTEE BY LSW SMITH ROOFING, INC. and is subject to insurance company approval. By signing this agreement, homeowner authorizes LSW Smith Roofing and Construction (LSRC) to pursue homeowners' best interest for all repairs, at a price agreeable to the insurance company and LSRC, and at NO ADDITIONAL COST TO HOMEOWNER EXCEPT THE INSURANCE DEDUCTIBLE AND JOINDER. The less price agreed to between the insurance company and LSRC will be the final contract price. Homeowner's cost depends on any depreciation and deductibles may not be included from the final price and are owed to LSRC by homeowner. Any items not covered by property damage settlement will be paid from homeowner at completion.

I hereby authorize my insurance company and/or mortgage company to make payment for completed repairs directly to LSRC and not directly to me. If this is not an insurance claim, the contract amount will be due upon completion.

The terms and specifications stated herein and special conditions hereon are hereby accepted.

Me,

Date

Gary Whitlock
Sales Representative

/ Mgmt Approval



Fort Worth - 804 E. Wiggomen, Fort Worth, TX 76110, P 817-828-8400, Fax 817-826-5124
Dallas - 3721 Cavalier, Garland, TX 75042, 214-221-1400, Fax 214-221-1410
Austin - 9518 Hwy 290 West, Austin, TX 78738, 512-615-7111, Fax 512-615-7120
Corporate Office - Fort Worth, TX, 800-317-4791, Fax 800-828-2148

512-391-1588

p. 2

Insurance Co: NONE
Claim No:
Phone:
Adjustor
Mortgage Co:

PROPOSAL/AGREEMENT

T00028-2

NAME RICHARD HANSHAW	HOME # (512) 796-6962	ESTIMATE DATE May 14, 2008
ADDRESS 801 HIGHLAND AVENUE	WORK #	MAPSCO 584Q
CITY, ST, ZIP AUSTIN, TX 78703	ADOL #	ADOL DESCS
BILLING ADDRESS		

Description/Specifications

REPLACE EXISTING ROOF WITH TRADITIONAL STANDING SEAM GALVALUME ROOFING AS FOLLOWS;

REMOVE EXISTING ONE LAYER OF COMPOSITION ROOFING
REMOVE ONE LAYER METAL ROOFING FROM PORCH
REPAIR DECKING AS NEEDED \$2.50 PER FOOT
INSTALL 30# ASPHALT SATURATED FELT UNDERLAYMENT
INSTALL STYLE D DRIP EDGE
INSTALL LOCKING VALLEYS
INSTALL GALVALUME 1 1/2" STANDING SEAM ROOFING
INSTALL VENTED RIDGE Z
INSTALL MATCHING GALVALUME HIP AND RIDGES
CLEAN AND HAUL AWAY ALL RELATED DEBRIS

"This contract is subject to Ch. 27, Property Code. The provisions of that chapter may affect your right to recover damages from the performance of this contract. If you have a complaint concerning a construction defect arising from the performance of this contract and that defect has not been corrected through normal warranty service, you must provide notice to the contractor by certified mail, return receipt requested, not later than the 90th day before the day you file suit to recover damages in a court of law. The notice must refer to Ch. 27, Property Code, and must describe the construction defect. If requested by the contractor, you must provide the contractor an opportunity to inspect and cure the defect as provided by Section 27.004, Property Code."

ACCEPTANCE OF AGREEMENT

This Agreement is for FULL SCOPE OF WORK, ESTIMATE AND APPROVED and is subject to insurance company approval. By signing this agreement homeowner authorizes LBN Smith Roofing and Construction (LSRC) to submit homeowner's best interest for all repairs, at a price agreeable to the insurance company and LSRC, and at NO ADDITIONAL COST TO HOMEOWNER. INSURANCE, OCCUPANCY, AND UPFRONTS. The final price agreed to between the insurance company and LSRC shall be the final contract price. Replacement cost depreciation, ACU depreciation, and deductibles may not be included from the final price and are owed to LSRC by homeowner. Any items not covered by property damage settlement will be due from homeowner at completion.

I hereby authorize my insurance company and/or mortgage company to make payment for completed repairs directly to LSRC and not directly to me. If this is not an insurance claim, the contract amount will be due upon completion.

The terms and specifications stated herein and special conditions hereof are hereby accepted.

Ms.

Date

Mr.

Gary Whitlock
Sales Representative

Mgmt Approval

Price	\$ 10,879.00
Tax	0
Permit	0
Total	\$ 10,879.00

HOLT CONCRETE WORK'S INC.
910 PRAIRIE TRAIL
AUSTIN, TEXAS 78758
(512) 339-0402
FAX (512) 834-1407

PROPOSAL/CONTRACT

R.H. Remodeling Inc.
18305 River Timber Dr.
Del Valle, TX 78617

May 15, 2008

Ref: 801 Highland Ave, Austin

We hereby submit specifications and estimates for:

- 1) Re-level existing structure on existing timbers and walls (top floor).**
- 2) Install new glue laminate beams, 3 1/4" X 10, approximately 150 L.F.**
- 3) Install new joist as directed by engineer, size and quantity to be determined.**
- 4) Install 6 X 6 steel columns with footings and wall plates on all interior beams, approximately 27.**
- 5) Demo, haul away spoils and reinstall front concrete porch.**
- 6) Demo, haul away spoils and reconstruct and water proof front retaining wall of structure.**
- 7) Demo 2nd concrete wall under structure and haul away spoils.**
- 8) Demo slab and remove approximately 40 yards of material and hauled away.**
- 9) Install new concrete cap on floor under structure.**
- 10) Perimeter walls to be addressed by general contractor. Additional glue laminates and footings may be required if need determined by HCW.**
- 11) All work designed, approved and inspected by Structural Engineer/City Engineer**

HCW excludes material testing, Engineer/Inspection fees, permits, & relocation of any existing utilities. HCW is not responsible for hitting any water lines or post tension cables while installing dowels

We Propose hereby to furnish material and labor - complete in accordance with the above specifications, for the sum of FIFTY NINE THOUSAND FOUR HUNDRED DOLLARS (\$59,400.00)

Payment to be made as follows: 1/2 on first days work, Balance due upon completion of work

HSCW's Authorized Signature: Don Day

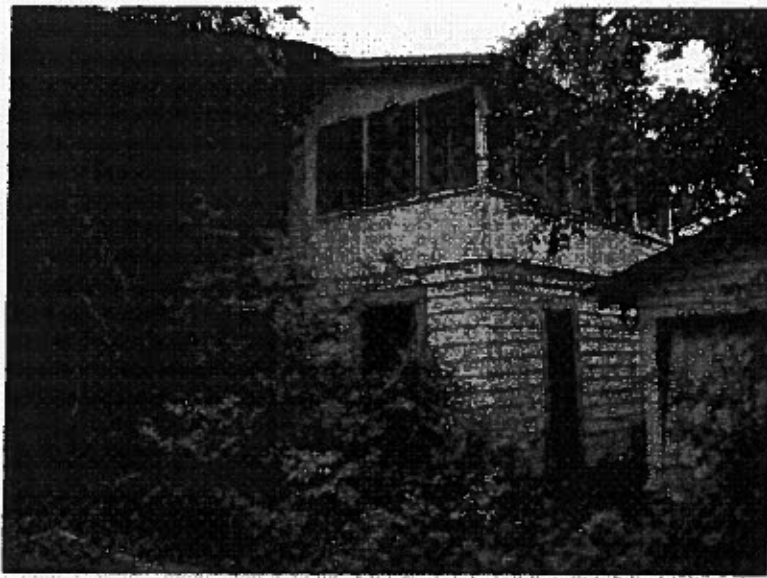
Acceptance of Proposal-The above prices, specifications and conditions are satisfactory and we hereby accepted. You are authorized to do the work specified. Payment will be made as outlined above.

Signature: _____ Date of Acceptance: _____

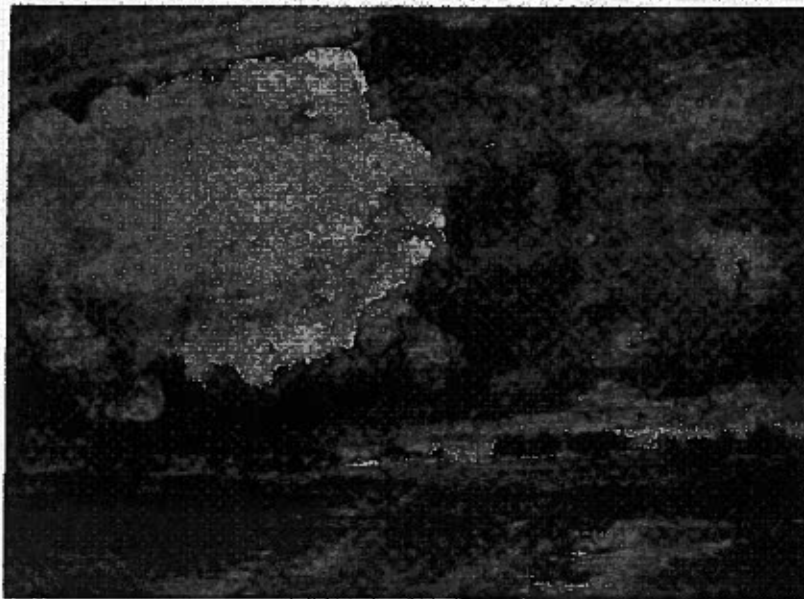
Steve, please find pictures of the structure at 801 Highland Ave. When I first walked in to the living room, I thought it looked in ok shape. Unfortunately, that was the only room that showed signs of salvagability. The Seller mentioned that no one has lived there in almost 40 years, and it is clear. No necessary maintenance has been done in far to long. The foundation is original and failing. The wood beams supporting the second story are not even connected, but rather are resting on the ground and against the floor of the second story. Excessive and continuous water infiltration the roof and walls has led to serious wood rot and black mold. The wiring and plumbing is original and is unsafe. I have included pictures below. Bringing this house to livable and safe condition would require complete gutting of the interior down to the studs, re-roofing (including the wood decking), electrical, plumbing, as well as leveling the house and putting in a new foundation. In addition, the bottom floor would have to be redone entirely as it looks like it had been flooded and left to decompose. Most everything would have to be replaced and as such I believe the historical nature of the house would be lost.

External Views of the House





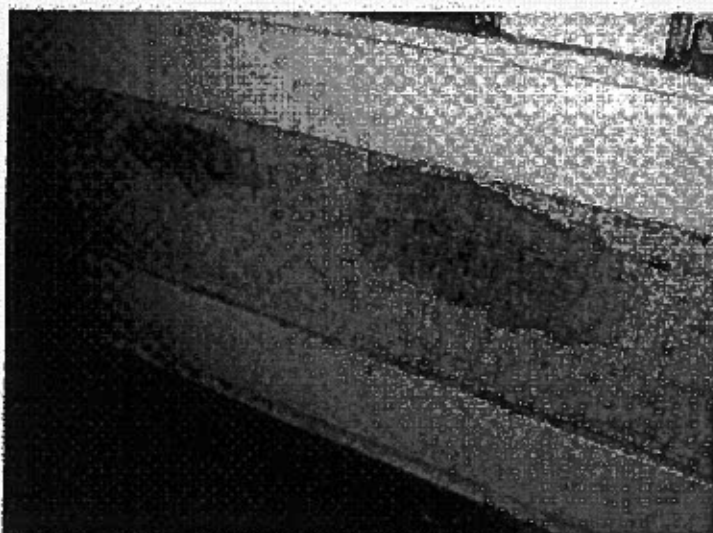
Mold is prevalent throughout the downstairs and stairwell.



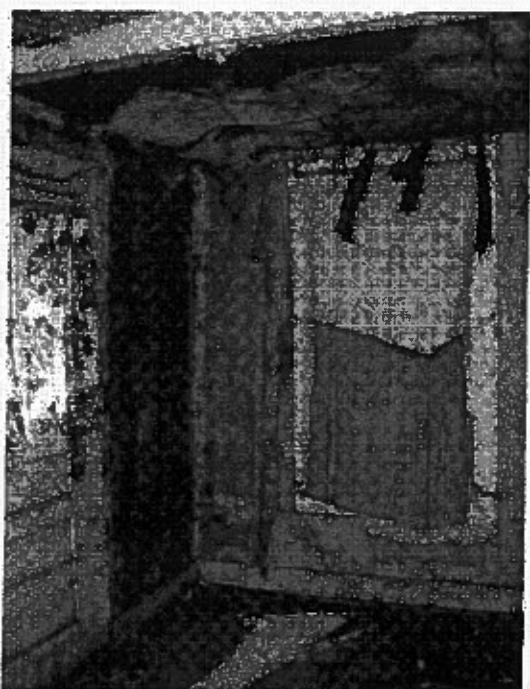


Roof Failure, and Water Leakage in Roof, Windows, and Walls

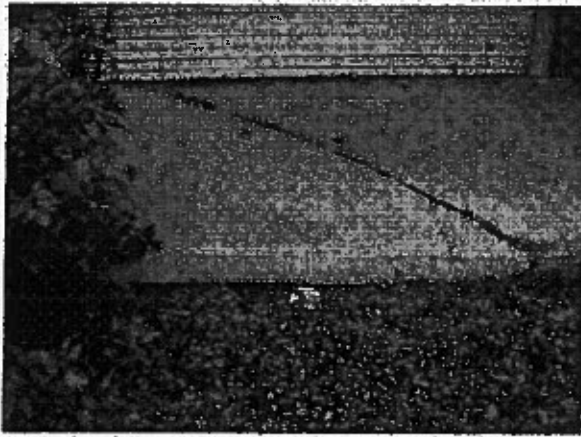




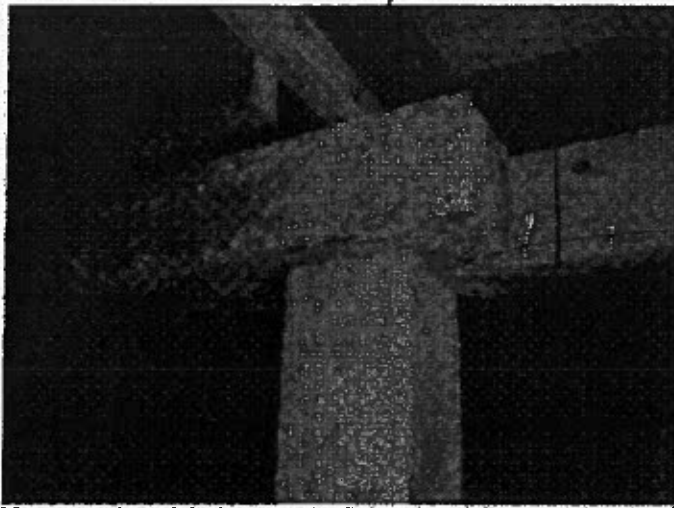
This picture shows water hat has penetrated the walls through the window.



Foundation is corroded, termite ridden, shifting, and not connected to the ground/ beams



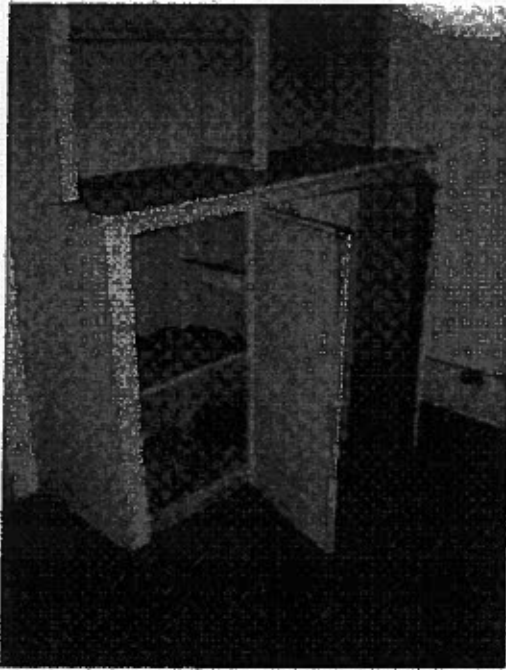
Foundation failure has led to visible bowing of external siding. Siding would have to be replaced.



No connection between
beams. Entire second
story is supported in this
~~unsafe~~ manner.



No connection of the beam to the floor above. Only a piece of wood holds up the floor.



The floor is warped and is bowed due to foundation failure. The cabinets will not open.



The front living room wall has separated from the floor exposing the foundation.



Patio has creaked due to foundation shifts

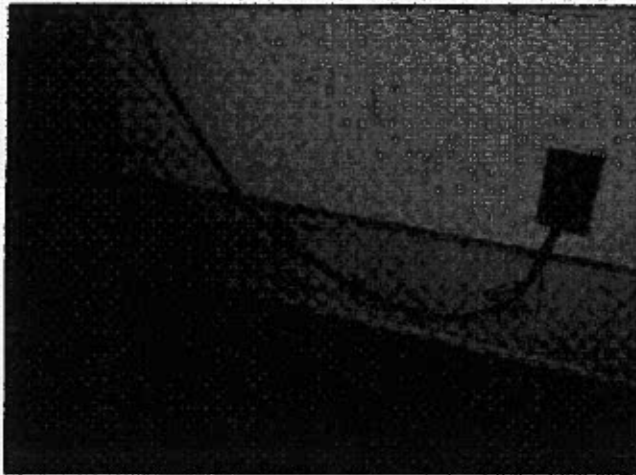


Step cracks indicate substantial foundation instability.

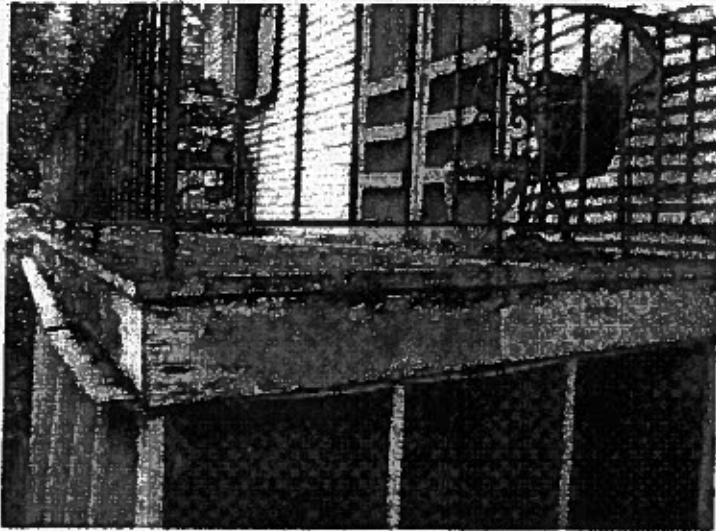


Exposed downstairs walls show water and termite damage, as well as exposure to the elements.

Electrical is original and would need to be replaced.



Wood deck and external stairs are falling down



PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (it may be delivered to the contact person listed on a notice); or
- appearing and speaking for the record at the public hearing;

- and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.austintx.us/development.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number(s): NRD-2008-0096 *14148*

Contact: Steve Sadowaky, (512) 974-6454

Public Hearing:

May 19, 2008 Historic Landmark Commission

Your Name (please print) LEWIS THOMAS

☒ I am in favor
☐ I object

Your address(es) affected by this application 709 COPPER LANE

Signature [Signature]

Date 5/14/08

Comments: _____

If you use this form to comment, it may be returned to:

City of Austin
Neighborhood Planning and Zoning Department
Steve Sadowaky
P. O. Box 1088
Austin, TX 78767-8810
FAX: 512-974-9104

5/12/08

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Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

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- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
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Case Number(s): NRD-2008-0096 801 Highland

Contact: Steve Sadowsky, (512) 974-6434

Public Hearing:

May 19, 2008 Historic Landmark Commission

Your Name (please print) Denise Younger

☐ I am in favor
☒ I object

Your address(es) affected by this application 700 Reesler

Signature Date 5/14/08

Comments:

The neighborhood has been characterized by us as being broken down. Denise, who was able to do a good record on the old house, we added up a bunch of the eggs.

If you use this form to comment, it may be returned to:

City of Austin
Neighborhood Planning and Zoning Department
Steve Sadowsky
P. O. Box 1088
Austin, TX 78767-8810
FAX: 512-974-9104

5/14/08 ✓

La Bonte, Lei Lonnie

From: La Bonte, Lei Lonnie
Sent: Tuesday, June 24, 2008 4:18 PM
To: Sadowsky, Steve
Cc: Villarreal, Susan
Subject: FW: C14H-2008-0018 Blondie Pharr House
Attachments: 801marianRe.doc; ATT1506524.htm; IMG_2464_2.jpg; ATT1506525.htm; IMG_2482_2.jpg; ATT1506526.htm; IMG_2626_2.jpg; ATT1506527.htm; IMG_2624_2.jpg; ATT1506528.htm; IMG_2625_2.jpg; ATT1506529.htm; IMG_2621_2.jpg; ATT1506530.htm
Tracking: Recipient Read
Sadowsky, Steve Read: 6/24/2008 4:19 PM
Villarreal, Susan

Lei Lonnie La Bonte
Administrative Specialist
Support for the
City Historic Preservation Office
974-2890

From: Laura Porcaro [mailto:lauraporcaro@mac.com]
Sent: Tuesday, June 24, 2008 3:20 PM
To: La Bonte, Lei Lonnie
Subject: C14H-2008-0019 Blondie Pharr House

Hello Lei Lonnie,

Thank you for keeping on top of all of our neighbors parking validations last night. Very kind of you to be proactive.

I realized after leaving that one of us left the Hearing with the photos and Letter from Marian Pharr that was supposed to end up in your file. I did give you a long email correspondence in person last night, but that was extremely long and do not think anyone would want to read it. Attached is the edited version as well as the pics if you wouldn't mind placing them in the file prior to the Monday Special Meeting on the 30th @ 6:00 PM.

Thank you,

Laura

6/25/2008

**A letter from Marian Pharr:
June 22, 2008**

As I reflect on many wonderful events that took place at 801 Highland, I realize that the memories are so colored by World history, Austin's history, Austin's growth, and UT's growth that I realize how much this home means to me and the City of Austin.

The main thread through life in that house was music and art. My grandparents, the Pharrs, moved into 801 Highland before World War I. As children started arriving, Grandmother Pharr gave the earlier ones a strict education in music -one in which mistakes were rewarded with a thump on the head. The living room was a bustling place from the beginning because there was always someone playing the tall upright piano, Blondy at violin practice, and kids on various instruments added to the musical sounds. Blondy continued his interest in music until he learned to play every band instrument. In fact, the family had an orchestra.

This was the seed that led to so many offshoots in Blondy's life. During the Depression years Blondy would gather musicians, meet in a city park in Austin and have a grand concert on Summer evenings. People would bring their blankets and enjoy the music in the summer air. In time, Blondy met Beverly Sheffield and the concept evolved into the polished productions that are now shown at Barton's Springs in the summers.

Blondy's musical efforts in high school were directly responsible for the creation of Austin High School Band and later the first UT band.

War years intervened before Blondy became Director of the UT band. Grandmother and her children moved away, Blondy married Gladys Wormel in 1921, made their home at 801 Highland and raised daughters Marian and Patricia.

This same dwelling hosted the UT Band as well as many professional musicians on their way to and from New York after performing at the Paramount Theatre. These were exciting times in the house since Blondy directed the pit orchestra for all the performers at the Paramount.

I loved to listen to the laughter in our wonderful house. The living room, in it's role as musical gathering place, produced many surprises such as a bassoon which mother had procured in lieu of a harp that we could not fit into the space.

Blondy was a gifted conversationalist and the host of many discussions late into the night in the living room. The older I became,

the more meaningful those talks became.

A linotype operator, Grandfather Pharr's command of the politics of the day inspired Blondy to obtain degrees at UT in Law, Music, Teaching and Administration. Granddaddy was a sought after teacher in the Shrine at a time when Shriners had influence in Austin.

After ending his music career with a flourish in 1936 with the flamboyant UT band trip to advertise the Texas Centennial, Blondy went back to recreational activities and distinguished himself in tennis. Having The Burnett Blondy Pharr tennis courts named for him in recognition for his work at Caswell Tennis Center was his last distinction only months before he passed away.

I taught at the School for the Deaf in Austin for most of my career while living at 801 Highland. My Sign Language skills led me into interpreting in college, Austin TV and movies. I married, retired early to take up ranching and live on the Posey Ranch in San Marcos. I kept 801 and allowed UT students to take a room during my years of commuting between San Marcos and Austin until I sold the home in 2007. The home was never abandoned.

801 is a gentle and giving house. The Ps on the shutters were my mother's creation and they are still present surrounding the many windows. In the Spring, there is a time when the wisteria aroma blows through the house and into the living room, reminding one of little things from childhood. For me, it was the time spent on the yard swings with my mother and the croquet games with a yard full of people. I still see the garden when I look down from the balcony. The pecan trees were planted and grafted by Blondy himself. The one in the front yard is my favorite and is a native and the most prolific.

The elm tree in front of the house helped raise me by standing strong when I played cars at the foot of that tree. That tree also houses Tinker Bell brought by a high school boy who carefully cut a reflector out of a road sign that Mother tacked to the base so drivers could see the light as they came up and over the hill. The reflector is still there.

I left the stone benches, stone picnic table and stone bird bath because I was told the new owner wanted to make a garden there. I did not get to meet the buyer but the word sent to me was that he would fix the house. The thought of razing the house does make me ill. To demolish 801 Highland, that housed so much history for Austin, is unthinkable in my eyes.

Thank you.