

# 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: Postponed to October 16, 2008 at the property owner's request to continue negotiations for a solution.

October 16, 2008: Postponed to November 6, 2008 at the staff's request; the parties are in agreement to the postponement.

**ORDINANCE READINGS:** 1<sup>ST</sup> 2<sup>ND</sup> 3<sup>RD</sup>

**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:**

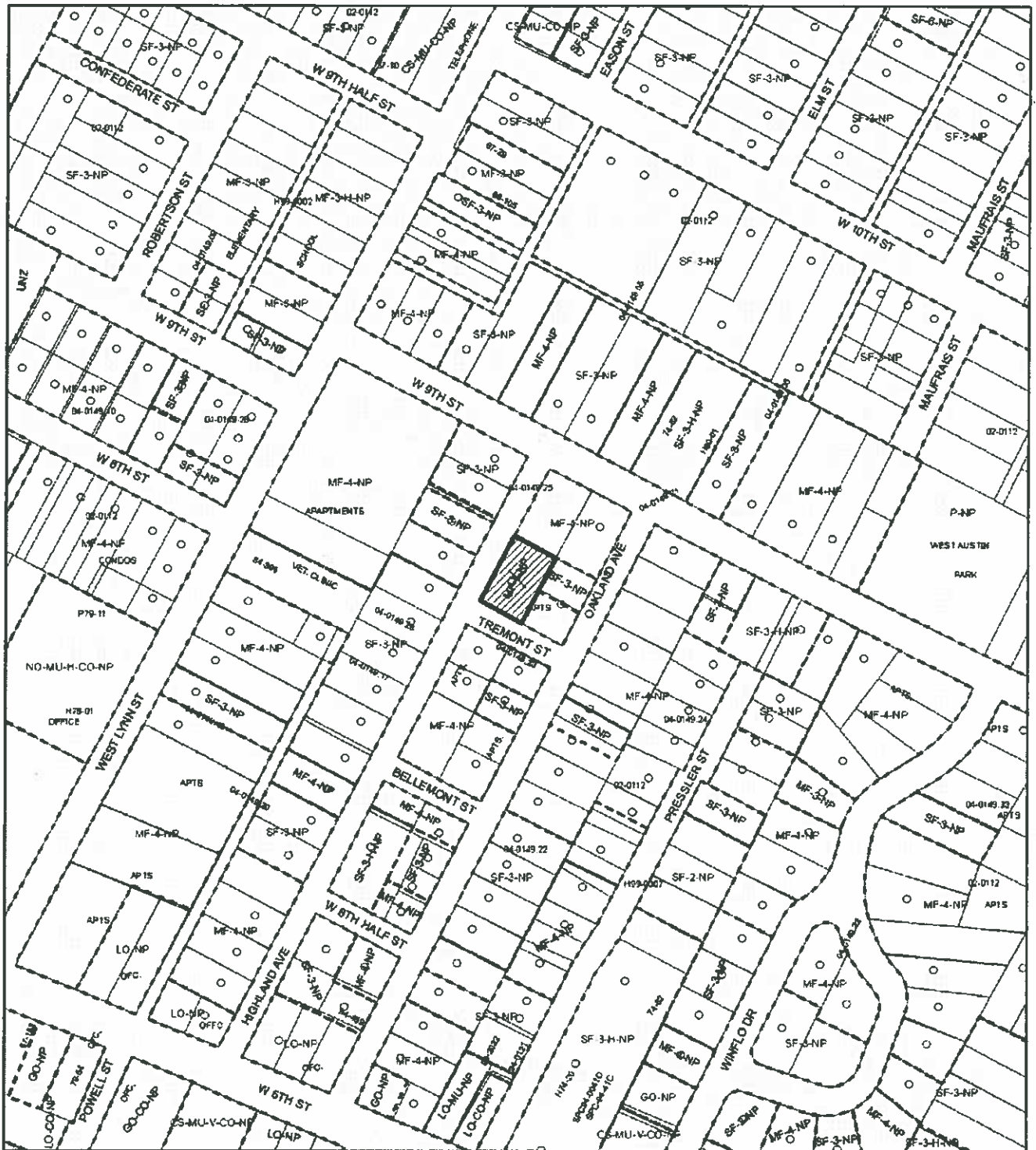
Trevor Dallas  
703 Oakland Avenue  
Austin, Texas 78703




**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 G.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

# 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 in 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 pro-manager 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.



**BURNETT PHARR**  
Wrote UT fight song

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

## 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 helped organize 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 direction.

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 center, 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 Kappa fraternity and a 40-year member and member of the Den Bar Shrine.

Survivors include two daughters, Miss G. Marian Pharr of Austin and Mrs. Patricia Rose of Austin; three sisters, Mrs. Lorena Wesley, Mrs. Helen Harrison and Mrs. Golda Hamilton, all in Austin; one brother, Monte Pharr of Corpus Christi; three grandchildren and one great-grandchild.

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



The Story of the "Texas Fight Song".  
In 1941-1942, the University of Texas published a booklet titled "Songs of the Forty Years".

"In compiling 'Songs from the 'Forty Genes', 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 collection were selected by Mr. Zanzig on the basis of reference expressed by the different groups with which he worked."

The publication consists of seventeen Relactions. One of the Relactions is "Texas Fight" which is now the official fight song of the University of Texas.

It was at this point that Walter S. Hummeltt came to me with a piece of music and asked me to <sup>be his agent</sup> ~~write~~ <sup>over</sup> it. I was very impressed and asked Humm if he would permit us to use the number on a fight song.

72

②

A copy of the original manuscript appears in this publication and Hinnicutt 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 now leader at Coleman, Texas

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

"Maestro Blondie"

to make them complete.

Signed Hinnicutt

Walter S. Hinnicutt

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) Pharr

Nov 29-1975

Addenda

After the introduction and acceptance, by the Student Body, Hummick and I took out a copyright under the name of "Tex as Japs" 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 Hummick 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 Riverlumber 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 Joyce.....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  
Replacement % { Siding: 65%  
Roofing: 20%  
Windows & Doors: 100%  
Foundation: 100%

Total Cost of Job  
\$249,500

**CG Electric**  
Chuck Groeninger  
12814 Carrera  
Austin, Texas 78727

## PROPOSAL

512.517.8848 (cell)  
512.258.1249

Date 05/18/08

RH Remodeling  
For 001 Highland Ave  
Austin, Tx.

<b>DESCRIPTION OF JOB:</b>	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) 837-7167  
[www.aircomechanical.com](http://www.aircomechanical.com)

## FAX QUOTE

Date: 5-15-08  
To: RICHARD HANSHEW  
Attn: SAME  
Fax/pH 247-4067 / 796-6962

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  
12157, AUSTIN, TEXAS 78711, 1-800-803-9202, 512-463-6699**

### 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 12157, 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 78750  
Ph: (512) 382-6287  
Fax: (512) 682-2890  
[hdesign@austin.tx.com](mailto:hdesign@austin.tx.com)  
[www.hhdesignandconstruction.com](http://www.hhdesignandconstruction.com)

DATE: May 16, 2008

NAME:  
RH Remodeling, Inc.  
18505 Rivertimber Dr  
Del Valle, TX 78617  
Office: 512-607-8465  
Fax: 512-247-4067

JOB:  
801 Highland Dr.

ITEM	DESCRIPTION		PRICE
1	<b>EXTERIOR PAINT</b> - 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	<b>INTERIOR PAINT</b> - HANG AND FINISH SHEET ROCK - PRIME FOR FINISH - PAINT WALLS AND CEILINGS WITH (2) COATS PREMIUM GRADE INTERIOR LATEX PAINT		\$8,800.00
3	<b>WOOD FLOORS</b> - PATCH HOLES - REPLACE BAD PLANKS - SAND AND RE-FINISH		\$7,304.00
4	<b>KITCHEN COUNTERTOP &amp; BACKSPLASH</b> - 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: \$540.00		\$895.00
<b>TOTAL</b>	<b>TOTAL</b> - DOES NOT INCLUDE ANY OWNER-FURNISHED ITEMS - ALL FOOTAGES ARE APPROXIMATIONS; H&H RESERVES THE RIGHT TO CHANGE THE PRICE UPON FINAL MEASUREMENT	<b>TOTAL</b>	<b>\$23,255.00</b>

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





Fort Worth - 804 E. Waggaman, Fort Worth TX 76110, 817 926-8400, Fax 817 926 8134  
Dallas - 3731 Cavalier, Garland, TX 75042, 214-221-1400, Fax 214-221-1410  
Austin - 9518 Hwy 290 West, Austin, TX 78738, 512-815-7111, Fax 512-815-7120  
Corporate Office - Fort Worth TX, 800-317-4791 Fax 800-829 2345

512-391-1588

P. 3

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

### AGREEMENT

T00026-1

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 @ \$6			180.00	
Ventilation					
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/Ekt 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 normal warranty service, you must provide notice to the contractor by certified mail, return receipt requested, not later than the 80th 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	\$2,988.51

### ACCEPTANCE OF AGREEMENT

This Agreement is for FULL DISCLOSURE OF DEFECTS AND DISCLOSURE OF DEFECTS and is subject to insurance company approval. By signing this Agreement homeowner certifies Lon 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 FOR INSURANCE DEDUCTIBLE AND FEES. The final price agreed to between the insurance company and LSRC shall be the final contract price. Replacement cost depreciation, ACV depreciation, and deductibles may not be included from the final price and are due to LSRC by homeowner. Any item 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 approval conditions hereof are hereby accepted.

Me,

Date

Gary Whitlock  
Sales Representative

/ Mgmt Approval



Fort Worth - 804 E. Waggaman, Fort Worth, TX 76110, 817-926-8400, Fax 817-926-5126  
 Dallas - 3731 Cavalier, Garland, TX 75042, 214-221-1400, Fax 214-221-1610  
 Austin - 4518 Hwy 290 West, Austin, TX 78736, 512-615-7111, Fax 512-615-7120  
 Corporate Office - Fort Worth, TX 800-317-4791, Fax 888-828-2348

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

# PROPOSAL/AGREEMENT

T00028-2

NAME <b>RICHARD HANSHEW</b>	HOME # <b>(512) 798-8962</b>	ESTIMATE DATE <b>May 14, 2008</b>
ADDRESS <b>801 HIGHLAND AVENUE</b>	WORK #	MAPSCO <b>584Q</b>
CITY, ST, ZIP <b>AUSTIN, TX 78703</b>	ADOL #	ADDL DESC#
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."

Price	<b>\$ 10,879.00</b>
Tax	<b>0</b>
Permit	<b>0</b>
<b>Total</b>	<b>\$ 10,879.00</b>

## ACCEPTANCE OF AGREEMENT

This Agreement is for TOTAL SCOPE OF WORKS ESTIMATE AND APPROVED and is subject to insurance company approval. By signing this agreement, homeowner authorizes Lon Smith Roofing and Construction ("LSRC") to pursue homeowner's best interest for all repairs, at a price agreeable to the insurance company and LSRC, and at the HOMEOWNERS COST TO REPAIR OR REPLACE INSURANCE DEDUCTIBLE AND UPDATES. The final price agreed to between the insurance company and LSRC shall be the final contract price. Replacement cost depreciation, ACV 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 to completion.

I hereby authorize my insurance company and/or mortgage company to make payment for completed repairs directly to LSRC and not directly to LSR. 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

Gary Whitlock  
 Sales Representative

Mgmt Approval



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

**PROPOSAL/CONTRACT**

**RH Remodeling Inc.**  
**18505 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 LF.
- 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 2<sup>nd</sup> 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

HCW's Authorized Signature: *D. Day*

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

Signature: \_\_\_\_\_ Date of Acceptance: \_\_\_\_\_

# **Bid for H&H Historical House on Highland**

## **Exterior Items - \$2850**

- \*Concrete Cap on Front Porch: \$500
  - demo and remove and haul
- \*Shed/Garage and Contents: \$1200
  - remove and haul all contents
  - demo shed to ground and haul materials
- \*Back Stairs: \$250
  - remove back stair case and haul
- \*North Porch and Contents: \$800
  - remove and haul all contents on and under porch – items inside screened area
  - demo and haul entire porch and structure
- \*Various Debris: \$100
  - remove and haul planters and various large debris around exterior of house

## **Interior Items – \$2350**

- \*Exterior Walls: \$1050
  - remove and haul all sheetrock and/or wood on the inside of house down to studs including nails
- \*Interior Walls: \$700
  - remove and haul all sheetrock and/or wood from one side of each interior wall down to studs including nails
- \*Ceilings: \$100
  - remove all wallpaper to expose existing ceiling
- \*Trim and Molding: \$500
  - remove and save all interior trim and molding from doors, windows, floor boards, and ceilings

Dirty works

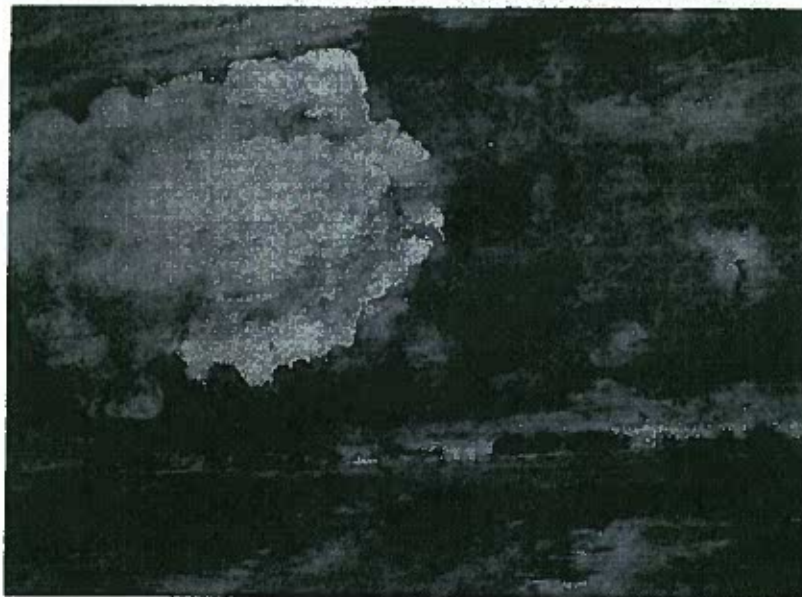
Steve, please find pictures of the structure at 801 Highland Ave. When I first walked in to the living room, I thought it looked in ok shape. Unfortunately, that was the only room that showed signs of salvagability. The Seller mentioned that no one has lived there in almost 40 years, and it is clear. 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.**

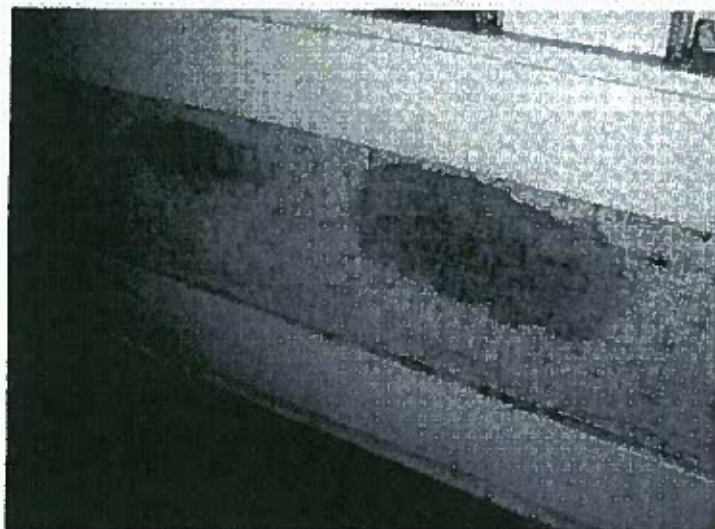






**Roof Failure and Water Leakage in Roof, Windows, and Walls**

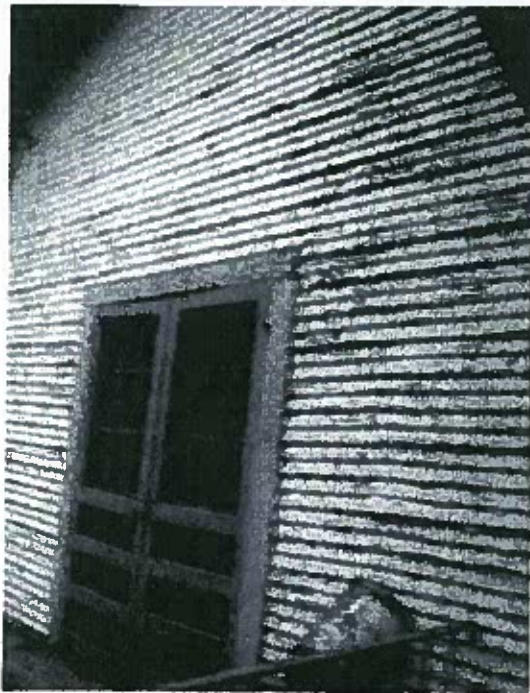
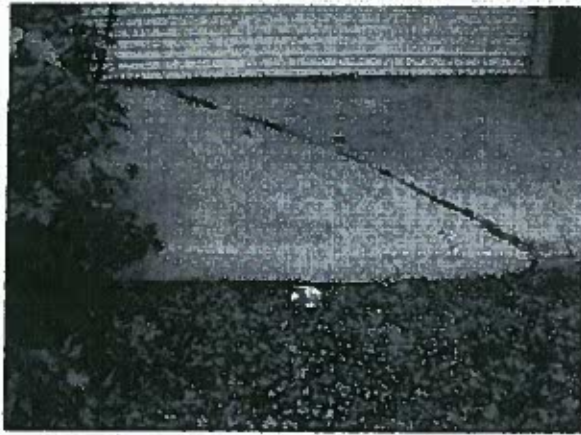




**This picture shows water hat has penetrated the walls through the window.**



**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.

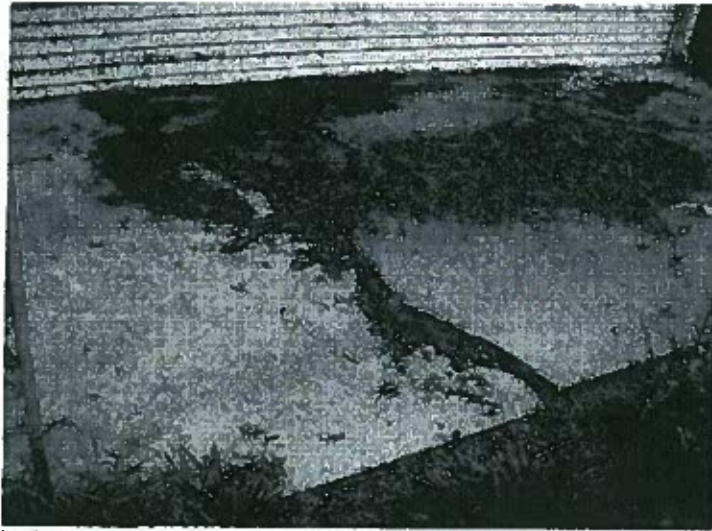




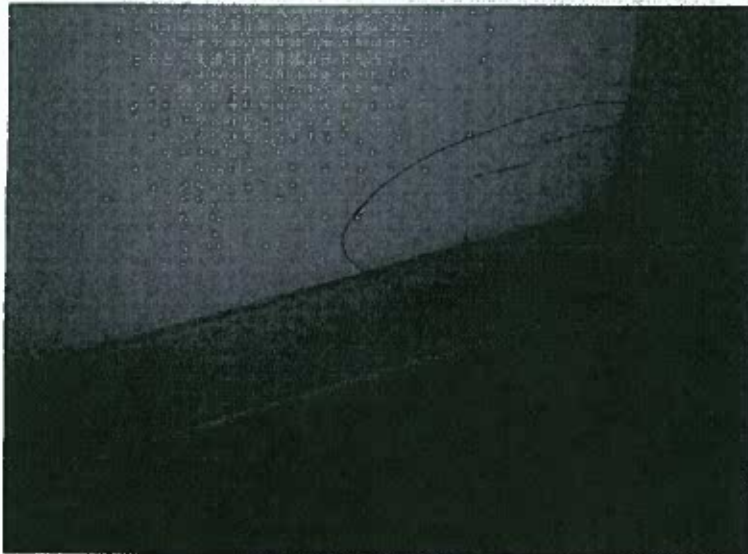
**The floor is warped and is bowed due to foundation failure. The cabinets will not open.**



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



Patio has creaked due to foundation shifts

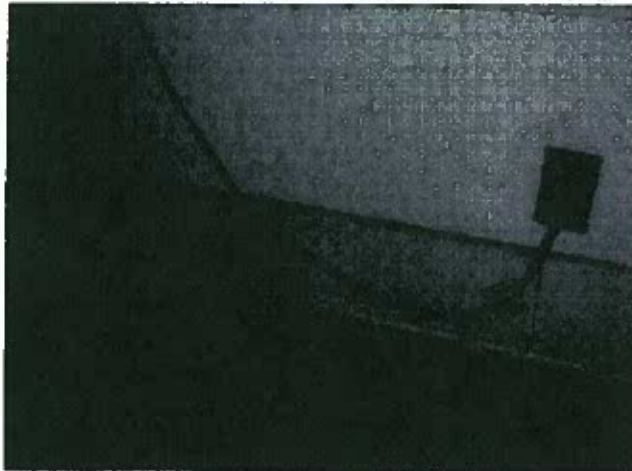


Step cracks indicate substantial foundation instability.

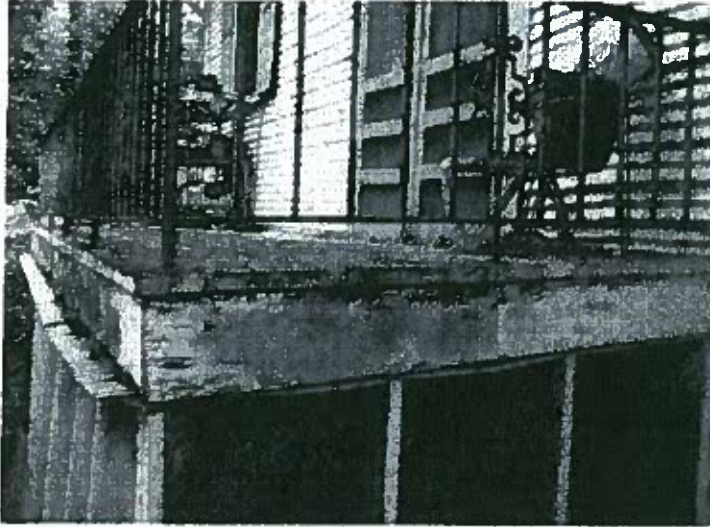


**Exposed downstairs walls show water and termite damage, as well as exposure to the elements.**

**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.ci.austin.tx.us/development](http://www.ci.austin.tx.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 *11146454*

Contact: Steve Sadowsky, (512) 974-6454

Public Hearing:

May 19, 2008 Historic Landmark Commission

Your Name (please print) *ELIZABETH THOMAS*

☒ I am in favor  
☐ I object

Your address(es) affected by this application *709 WEST LANE*

*[Signature]*  
Signature

Date *14 May 08*

Comments:

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

*5/12/08*

# PUBLIC HEARING INFORMATION

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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) Danise Younger

☐ I am in favor  
☒ I object

Your address(es) affected by this application 700 Resler

Signature 5/14/08  
Date

Comments:

The railroad line is  
character of we keep breaking  
down. Please, it was able  
to do a good record on  
my old house. I've added photos  
and to the app.

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**

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**From:** La Bonte, Lei Lonnie  
**Sent:** Tuesday, June 24, 2008 4:18 PM  
**To:** Sadowsky, Steve  
**Cc:** Villarreal, Susan  
**Subject:** FW: C14H-2008-0019 Blondie Pharr House  
**Attachments:** 801marianRe.doc; ATT1506524.htm; IMG\_2484\_2.jpg; ATT1506525.htm; IMG\_2482\_2.jpg; ATT1506526.htm; IMG\_2628\_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

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**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 Wornel 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.