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April 1, 2015

Mr. Steve Sadowsky
Historic Preservation Officer
Neighborhood Planning & Zoning Department
505 Barton Springs Road, 5th Floor
Austin, TX 78704

Mr. Sadowsky,

We are writing in support of the application to demolish the structures at 1901 Exposition Blvd. It is our professional opinion that the application for demolition should be approved for the following reasons:

A. Historic and Structural:

- I. The structure does not appear to be indicative or exemplary of any identifiable type, era or style of significance to the neighborhood, city of Austin, or architectural history in general.
- II. The interior finishes do not appear to be indicative or exemplary of any identifiable type, era or style, nor do they appear to be particularly well crafted.
- III. There is evidence of significant failure to the foundation seen in lateral deflection of the perimeter beam, cracking of the exterior masonry at all points of fenestration, and deflection of wood trim elements.
- IV. There is evidence of significant water damage to all visible exterior wood elements.
- V. While it is common for HLC staff to recommend rehabilitation or relocation in cases like this, we do not believe the structure a) could be practically rehabilitated, see also Part B below, or b) could survive relocation.

B. Economic

- I. Having reviewed the inspection report prepared for the owner by Aspect Systems, Inc., and having performed our own inspection of the property we find no clear points of departure between the two opinions of the state of the property.
- II. It is our opinion that the cost of a project to update and rehabilitate the property to current code compliance standards is cost prohibitive. See also Estimate of Probable Costs.

To summarize, we believe the absence of architectural historical value and the significant cost to rehabilitate the house support demolition.

Sincerely,

Mickey Peavler, Principal Architect
ATX Architects

ATX ARCHITECTS

10301 STUBBLE QUAIL DRIVE, AUSTIN, TX

ESTIMATE OF PROBABLE COSTS

PRESERVATION COSTS

PROJECT 1901 EXPOSITION
 BIDDER GENERIC
 PROJECT # 150160
 DATE 04/02/15
 PHASE FEASIBILITY

CONSTRUCTION COSTS

CONSTRUCTION COSTS					
ITEM		VOLUME	UNITS	UNIT COST	ITEM COST
FIRST FLOOR	ALL PROGRAM AREAS	1900	S.F.	\$150.00	\$285,000.00
SUBTOTAL		1900		\$150.00	\$285,000.00

CONTRACTORS COSTS

	SITE WORK	1	LUMP	\$2,500.00	\$2,500.00
	DEMOLITION	1	LUMP	\$5,000.00	\$5,000.00
	CLEAN UP	1	LUMP	\$2,250.00	\$2,250.00
	PERMITS	1	LUMP	\$500.00	\$500.00
	TREE PROTECTION/EROSION CONTROL	1	LUMP	\$750.00	\$750.00
	LANDSCAPING	1	LUMP	\$2,500.00	\$2,500.00
	GENERAL CONDITIONS	1	LUMP	\$5,000.00	\$5,000.00
	CONTRACTORS OVERHEAD	1	LUMP	\$2,500.00	\$2,500.00
	UTILITIES TAPS, HOOK UPS	1	LUMP	\$5,000.00	\$5,000.00
SUBTOTAL					\$26,000.00

PRESERVATION COSTS

	EXISTING CONDITIONS DOCUMENTATION	1	LUMP	\$2,500.00	\$2,500.00
	ARCHIVAL DEMOLITION	1	LUMP	\$20,000.00	\$20,000.00
	STORAGE OF MATERIALS FOR REUSE	1	LUMP	\$10,000.00	\$10,000.00
	MODERNIZATION OF EXISTING FENESTRATION	1	LUMP	\$10,000.00	\$10,000.00
SUBTOTAL					\$42,500.00

CONTRACTORS PROFIT (20%) \$70,700.00

CONSTRUCTION COST TOTAL \$424,200.00

DEVELOPMENT COSTS

DEVELOPMENT COSTS

ARCHITECTURE	\$7,500.00
ENGINEERING	\$5,000.00
SURVEYING	\$2,000.00
SOIL TESTING	\$1,500.00
DEVELOPMENT COSTS TOTAL	\$16,000.00

TOTAL PROJECT COSTS \$440,200.00

CONTINGENCIES

ESTIMATING CONTINGENCIES (5%)	\$14,250.00
OWNERS CONTINGENCIES (5%)	\$14,250.00
SUBTOTAL	\$28,500.00

COSTS PLUS CONTINGENCIES \$468,700.00

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