

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: <http://www.austintexas.gov/planning>.

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): **HDP-2015-0783 PR-2015-090534**

Contact: Steve Sadowky, 512-974-6454

Public Hearing: September 28, 2015, Historic Landmark Commission

Amie Artman

Your Name (please print)

N/A

Your address(es) affected by this application

Amie Artman

Signature

Date

9-25-2015

Comments: Please attached documents for comments being submitted.

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

City of Austin

Planning and Zoning Department

Steve Sadowky

P. O. Box 1088

Austin, TX 78767-8810

<input checked="" type="checkbox"/> I am in favor <input type="checkbox"/> I object
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MANCHESTER TEXAS FINANCIAL GROUP

Case Number: HDP-2015-090534 PR-2015-090534

606 and 608 East 3rd St. Austin, TX 78701

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: September 28th, 2015, Historic Landmark Commission

September 25th, 2015

Steve Sadowsky,

I, Amie Arfman, am submitting comments for case number HDP-2015-0783 PR-2015-090534, on behalf of Douglas W. Manchester, President of Manchester Texas Financial Group, owners of said property. Manchester Texas Financial Group kindly requests that the Historic Landmark Commission approve demolition of 606 and 608 East 3rd St. structures, and grant approval of the applied for permit on the basis of the attached opinion letters.

Amie Arfman

Project Manager

Manchester Texas Financial Group

111 Congress Avenue

Austin, TX 78701



LANDMARK HOSPITALITY CONTRACTING INC.

3433 Heatherwood Drive, El Cajon California 92019. (619) 590-9008

Douglas Manchester
111 Congress Avenue
Suite 1125
Austin, Texas 78701

October 23, 2015

Re: 606 East 3rd street structures

Dear Mr. Manchester

Per your request, I visited the subject property on Wednesday, September 22, 2015 for the sole purpose of preparing this report. I evaluated the structures from the outside as well as inside. There are three structures on this property. First is a two story wood structure on a raised foundation. Second is a single story smaller structure also on a raised foundation. Third structure appears to be a temporary structure more akin to a storage shed.

For the purposes of this observation I limited myself to a visual inspection as you had specifically asked that no destructive testing or observation be made. Visual observation of the two wooden structures speaks to their very poor condition. Dry rot and termite damage was observed despite the fact that the structures appear to have been painted in the not too distant past. The raised foundations seem "make shift" and there are signs of differential settlement and cracking. This observation is supported by the fact that the floors and supporting members are "sloping" dramatically. The floor boards are deteriorated and substantial curling and deteriorating can be observed. Roof structure could not be accessed but obvious dry rot was observed at the rafter tails and fascia. The structures are certainly in destress.

As to making these structures habitable, I can say this would be difficult at best as almost every aspect of the structure, from foundation to roof to plumbing and electrical would have to be completely redone. Even at that, the resulting dwellings would be sub-standard at best.

As to relocating these structures, my personal opinion is that they will not survive the stresses that would be imposed on them from the underpinning, jacking and transport operations.

In my opinion, the best and most prudent thing to do is to demolish these buildings as they will continue to be stressed and deteriorate with the passing of time and although an instantaneous structural failure is unlikely, given the right circumstances (severe wind storm) those odds may increase.

Should you require further investigation, please don't hesitate to contact me.

Bob Petrossian
Landmark Hospitality Contracting Inc.
President and CEO
CA License # 812368



Hunt Construction Group, Inc. 317 227 7800 tel
An AECOM Company 317 227 7825 fax
2450 S. Tibbs Avenue
Indianapolis, IN 46241
www.aecom.com
www.huntconstructiongroup.com

September 23, 2015

Manchester Texas Financial Group
Mr. Bob Petrossian
111 Congress Avenue
Suite 1125
Austin, TX 78701

Bob,

As you know, we are very familiar with the properties at 606 and 608 E. Third Street in downtown Austin as we had our project office located there for a period of time until they became unsuitable for our needs. We would like to share our concerns relative to the structural condition of both properties. Both properties have noticeable irregular sloped structure (with 608 being the worst) that in our opinion would require significant modifications to make them structurally reliable.

Should you have any questions please feel free to contact me.

Hunt Construction Group, Inc

Eric W. Schreiner
Senior Vice President