

HISTORIC LANDMARK COMMISSION
JULY 25, 2016
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
NRD-2016-0044
1715 SUMMIT VIEW PLACE
OLD WEST AUSTIN

PROPOSAL

Demolish a ca. 1928 house.

ARCHITECTURE

Two-story, rectangular-plan, side-gabled stuccoed frame house in a minimal Mediterranean Revival style; round-arched French doors on the ground floor; single, paired, and triple 1:1 fenestration; tile roof.

RESEARCH

The house was built around 1928 by Emery and Beulah Peffley, who lived here until around 1930. Emery Peffley was born in Indiana, and had lived in Arkansas where he was an office book-keeper in the 1920s. He and Beulah moved to Texas before 1930 – the census report of that year shows them in Lockhart, Texas, where he was a seed dealer. While living in this house, Emery Peffley had no occupation listed in the city directories. He and Beulah eventually moved to Brady, Texas, where he was in the insurance business. He died in Brady in 1944.

Tilghman and Esten Turner are listed as the owners of the house in the 1930-31 city directory; he was the state manager for an insurance company. The next owners of the house were Richard and Gwendolyn Monroe, who are listed as the owners of the house in the 1932-33 city directory. Richard Monroe was a car dealer, with a Chevrolet dealership on E. 5th Street.

From the mid-1930s until around 1938, the house was rented by J. Franklin and Louise Cage. J. Franklin Cage had no occupation listed in the city directories while he and Louise lived in this house but census reports reveal that he had been a bank president in San Antonio in 1930, and was a road contractor by 1940, living in a house on Pease Road in Austin.

From around 1938 until her death in 1969, the house was owned and occupied by Bertha Edgar, and her husband Joe. Joe Edgar was a Tennessee-born oil man; Bertha May Edgar had grown up in Georgetown. Joe and Bertha Edgar were living in Georgetown in 1930, where Joe was a real estate broker. They had previously lived in Lampasas. In Austin, Joe Edgar had oil properties; he and his son, Joe Edgar, Jr. formed Edgar & Edgar, managing oil properties. Joe Edgar, Sr. died in 1953. Bertha Edgar continued to live in this house until her death in 1969.

The history of the house after Bertha Edgar's death is unclear, as the address is not listed in city directories from the 1970s through the 1990s. The house was purchased by Jenny Lind Porter, who was named poet laureate of Texas by Governor Connally in 1964; she owned the house until November, 2015. The city directories do not list this address nor do they list Ms. Porter.

STAFF COMMENTS

The house is contributing to the Old West Austin National Register Historic District, but has suffered a great deal of deterioration over the last 20 years or so. The applicant for the demolition permit has looked at ways to preserve the house, but has determined it to be

unfeasible due to the deterioration of the house. The applicant has provided a structural report detailing the condition of the house.

STAFF RECOMMENDATION

Staff is very reluctant to recommend release of the demolition permit, but the structural report and other data provided by the applicant makes a case that this house has been neglected for too long a time to be reasonably preserved. Staff must recommend release of the permit upon completion of a City of Austin Documentation Package, consisting of photographs of all elevations of the house, a dimensioned sketch plan, and a narrative history, for archiving at the Austin History Center, and upon the Commission's review of the plans for new construction on the site.

1715 Summit View Pl

Contact with Old Enfield Home Owners Association and Neighborhood

RED = requests for meetings with HOA

GREEN = requests to show existing structure

BLUE = actions from HOA

ORANGE = requests for information from HOA

6/29 Jennifer Marsh e-mails Marlene Romanczak (Head of HOA) **requesting meeting**.

6/29 Jennifer Marsh e-mails John Donisi (member of HOA) with request to discuss project.

6/29 Marlene Romanczak returns message stating she was out of town for the summer and would call to discuss property.

6/29 Jennifer Marsh e-mails Marlene Romanczak's to confirm phone number.

7/30 Marlene Romanczak calls. She and Jennifer Marsh discuss property. Jennifer Marsh offers to show the property to HOA members and **requests a meeting**.

7/1 Jennifer Marsh e-mails Marlene Romanczak photos of 1715 Summit View.

7/2 Jennifer Marsh e-mails Marlene Romanczak drawings of proposed new single-family residence and **requests a meeting** with members of HOA in town. Jennifer Marsh offers to show the property to HOA members.

7/5 John Donisi calls Jennifer Marsh and they discuss property. Jennifer Marsh offers to show him 1715 Summit View.

7/5 Marlene Romanczak replies to e-mail message and asks a few questions.

7/5 Jennifer Marsh answers Marlene Romanczak's questions and **requests a meeting**.

7/6 Jennifer Marsh e-mails Marlene Romanczak **requesting meeting**.

7/7 Marlene Romanczak replies to e-mail message stating she trying to secure members of the HOA for a meeting.

7/7 Jennifer Marsh replies to Marlene Romanczak to let her know she is flexible on meeting times and will wait to hear from the HOA.

7/9 Marlene Romanczak replies to e-mail message suggesting Sunday 2/10 for a meeting at 1715 Summit View Pl.

7/9 Jennifer Marsh replies to Marlene Romanczak to let her know she was flexible all day 2/10 until 5pm.

7/9 Marlene Romanczak replies to e-mail message suggesting Jennifer sets a time for a meeting at 1715 Summit View Pl.

7/9 Jennifer Marsh replies to Marlene Romanczak and sets the time for 1:30pm.

7/10 Marlene Romanczak confirms.

7/10 Jennifer Marsh meets 4 members on the HOA (Marianne Dorman, Kat Smith, and Helen Ingram) at 1715 Summit View and shows them the interior and exterior damage plus plans and elevations for a new home, and ideas for a Micro Library in honor of Dr. Porter.

7/10 Jennifer Marsh e-mails Marlene Romanczak to follow-up after the meeting and forwards images of Micro Libraries. Jennifer Marsh **offers to meet again** or furnish any of her findings to the HOA. **Jennifer also requests full names for the 4 members of the HOA with whom she met on 7/10.**

7/11 Jennifer Marsh e-mails the entire Old Enfield list serve and **offers to meet with any concerned parties** and/or **walk them through 1715 Summit View Pl.** She also requests that anyone who knew Dr. Porter reach out to help her better understand Dr. Porter's relationship to the existing house and neighborhood.

7/11 Ken and Candice Korby contact Jennifer Marsh and offer to support her efforts to seek demolition for 1715 Summit View. They also request to meet, but not to see the house.

7/11 Jim Prentice contacts Jennifer Marsh to offer his support for her effort to seek demolition for 1715 Summit View. He said, "The house (and yard) has been an eyesore for many years—ever since we moved here in 1978. Apparently Jenny Lind Porter thought less of the house than some of the neighbors who want the house to remain. It looks like a demolition permit shouldn't be needed—it is self-demolishing."

7/13 Jennifer Marsh meets with Ken and Candice Korby. They tell Jennifer there are many people who support her efforts including their neighbor, architect Sinclair Black. They also let her know that many are "afraid" of the HOA. They confirm fear is being stoked in the neighborhood that Jon Sands is seeking demolition to build multi-family. Jennifer Marsh confirms there are no plans to build multi-family after demolition.

7/13 Jennifer Marsh emails Marlene Romanczak **requesting information in multi-family rumor as it was suggested this rumor started on the Old Enfield list serve.**

7/13 Marlene Romanczak replies to e-mail message with confirmation rumor was not disseminated through the Old Enfield list serve.

7/13 Laura Spence contacts Jennifer Marsh to offer her support for her effort to seek demolition for 1715 Summit View.

7/14 Jennifer Marsh e-mails the general contact e-mail address at Preservation Austin with the structural report after seeing a post on their blog regarding 1715 Summit View.

7/14 Jennifer Marsh e-mails the director of Preservation Austin with the structural report and images of the existing conditions at 1715 Summit View.

7/15 Ronald Skloss contacts Jennifer Marsh to offer his support for her effort to seek demolition for 1715 Summit View.

7/16 Tracy DiLeo contacts Jennifer Marsh with a request to see the existing structure.

7/16 Jennifer Marsh replies to Tracey DiLeo suggesting times to meet at 1715 Summit View. The Mold report is attached.

7/18 Tracy DiLeo contacts Jennifer Marsh requesting to meet on 7/20 at 4pm.

7/18 Jennifer Marsh replies to Tracy DiLeo confirming time.

7/19 Kristen Tollefson and Jeff Serra contact Jennifer Marsh to offer their support for her effort to seek demolition for 1715 Summit View.

7/20 Jennifer Marsh e-mails the entire Old Enfield list serve and attached the Mold Report and Termite Report as promised in first e-mail to the neighborhood.

7/20 Jenny and Craig Bachler contact Jennifer Marsh to offer their support for her effort to seek demolition for 1715 Summit View.

7/20 Jennifer Marsh e-mails the Mold Report and Termite Report to the director of Preservation Austin.

7/20 Jim Prentice e-mails saying, "Tear it down before it falls down!"

7/20 Marianne Dorman e-mails Jennifer Marsh and request to see the letter from Capital Foundation.

7/20 Jennifer Marsh replies to Marianne Dorman's e-mail, attaches the letter from Capital Foundation and **offers to meet to discuss.**

7/20 Jennifer Marsh meets with Tracy DiLeo, John Mayfield and James Powell and shows them the interior and exterior of existing structure.

Steve,

Please find attached the Terminix termite report. The attic ladder is unusable/broken so he was unable to get into the attic. I later brought a ladder to the site and investigated the possible damage he saw from the exterior. There are termites in the attic as well. I have attached images showing their trademark damage (sandy residue with internal “trails” in the wood). Because this house is balloon framed, the termite infestation spread from the ground all the way up the exterior walls unimpeded. In every instance when we have removed stucco or it has fallen off the structure we find extremely rotten and termite infested wood. According to both David Stegman of Austin Air Biology and Patric Lewis of Terminix, once the exterior skin is compromised and allows moisture through to the sheathing, mold forms and termites quickly move in. They go hand in hand doing their job to break down rotting wood. It’s pretty clear Dr Porter did not have Termite protection on her house. According to Alan Smith, her trustee, she purchased the house for \$80,000 and paid off the loan in two years. Without a lender in place, I don’t believe she was required to carry termite protection and it appears she did not.

Jennifer Marsh
designhouse

TERMINIX**TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT**

Page 1 of 2

1715 Summit View Pl
Inspected AddressAustin, TX
City78703
Zip Code**Scope of Inspection**

- A. This inspection covers only the multi-family structure, primary dwelling or place of business. Sheds, detached garages, lean-tos, fences, guest houses or any other structure will not be included in this inspection report unless specifically noted in Section 5 of this report.
- B. This inspection is limited to those parts of the structure(s) that are visible and accessible at the time of the inspection. Examples of inaccessible areas include but are not limited to (1) areas concealed by wall coverings, furniture, equipment and stored articles and (2) any portion of the structure in which inspection would necessitate removing or defacing any part of the structure(s) (including the surface appearance of the structure). Inspection does not cover any condition or damage which was not visible in or on the structure(s) at time of inspection but which may be revealed in the course of repair or replacement work.
- C. Due to the characteristics and behavior of various wood destroying insects, it may not always be possible to determine the presence of infestation without defacing or removing parts of the structure being inspected. Previous damage to trim, wall surface, etc., is frequently repaired prior to the inspection with putty, spackling, tape or other decorative devices. Damage that has been concealed or repaired may not be visible except by defacing the surface appearance. The WDI inspecting company cannot guarantee or determine that work performed by a previous pest control company, as indicated by visual evidence of previous treatment, has rendered the pest(s) inactive.
- D. If visible evidence of active or previous infestation of listed wood destroying insects is reported, it should be assumed that some degree of damage is present.
- E. If visible evidence is reported, it does not imply that damage should be repaired or replaced. Inspectors of the inspection company usually are not engineers or builders qualified to give an opinion regarding the degree of structural damage. Evaluation of damage and any corrective action should be performed by a qualified expert.
- F. THIS IS NOT A STRUCTURAL DAMAGE REPORT OR A WARRANTY AS TO THE ABSENCE OF WOOD DESTROYING INSECTS.
- G. If termite treatment (including pesticides, baits or other method(s)) has been recommended, the treating company must provide a diagram of the structure(s) inspected and proposed for treatment, label of pesticides to be used and complete details of warranty (if any). At a minimum, the warranty must specify which areas of the structure(s) are covered by warranty, renewal options and approval by a certified applicator in the termite category. Information regarding treatment and any warranties should be provided by the party contracting for such services to any prospective buyers of the property. The inspecting company has no duty to provide such information to any person other than the contracting party.
- H. There are a variety of termite control options offered by pest control companies. These options will vary in cost, efficacy, areas treated, warranties, treatment techniques and renewal options.
- I. There are some specific guidelines as to when it is appropriate for corrective treatment to be recommended. Corrective treatment may only be recommended if (1) there is visible evidence of an active infestation in or on the structure, (2) there is visible evidence of a previous infestation with no evidence of a prior treatment.
- J. If treatment is recommended based solely on the presence of conducive conditions, a preventive treatment or correction of conducive conditions may be recommended. The buyer and seller should be aware that there may be a variety of different strategies to correct the conducive condition(s). These corrective measures can vary greatly in cost and effectiveness and may or may not require the services of a licensed pest control operator. There may be instances where the inspector will recommend correction of the conducive conditions by either mechanical alteration or cultural changes. Mechanical alteration may be in some instances the most economical method to correct conducive conditions. If this inspection report recommends any type of treatment and you have any questions about this, you may contact the inspector involved, another licensed pest control operator for a second opinion, and/or the Structural Pest Control Service of the Texas Department of Agriculture.

1A. Terminix Name of Inspection Company
1B. ID SPCS Business License Number
1C. 1826A Kramer Ln STE F Address of Inspection Company
Austin City TX State 78703 Zip 5124903050 Telephone No.
1D. Patrick Lewis Name of Inspector (Please Print)
1E. Certified Applicator Technician ☒ (check one)

2. N/A Case Number (VA/FHA/Other)
3. N/A Inspection Date

4A. Jennifer Marsh Name of Person Purchasing Inspection
Seller ☐ Agent ☐ Buyer ☐ Management Co. ☐ Other ☒ Buyer

4B. Jennifer Marsh Owner/Seller

4C. REPORT FORWARDED TO: Title Company or Mortgage ☐ Purchaser of Service ☒ Seller ☐ Agent ☐ Buyer ☐
(Under the Structural Pest Control regulations only the purchaser of the service is required to receive a copy)

The structure(s) listed below were inspected in accordance with the official inspection procedures adopted by the Texas Department of Agriculture Structural Pest Control Service. This report is made subject to the conditions listed under the Scope of Inspection. A diagram must be attached including all structures inspected.

5. House, Add-on Room/Garage List structure(s) inspected that may include residence, detached garages and other structures on the property. (Refer to Part A, Scope of Inspection)

6A. Were any areas of the property obstructed or inaccessible? Yes ☒ No ☐
(Refer to Part B & C, Scope of Inspection) If "Yes" specify in 6B.

6B. The obstructed or inaccessible areas include but are not limited to the following:
Attic ☒ Insulated area of attic ☒ Plumbing Areas ☒ Planter box abutting structure ☒
Deck ☒ Sub Floors ☒ Slab Joints ☒ Craw Space ☒
Soil Grade Too High ☒ Heavy Foliage ☒ Eaves ☒ Weepholes ☒
Other ☐ Specify: _____

7A. Conditions conducive to wood destroying insect infestation: Yes ☒ No ☐
(Refer to Part J, Scope of Inspection) If "Yes" specify in 7B.

7B. Conducive Conditions include but are not limited to:
Wood to Ground Contact (G) ☒ Formboards left in place (I) ☒ Excessive Moisture (J) ☒
Debris under or around structure (K) ☒ Footing too low or soil line too high (L) ☒ Wood Rot (M) ☒
Planter box abutting structure (O) ☒ Wood Pile in Contact with Structure (Q) ☒ Wooden Fence in Contact with the Structure (R) ☐
Insufficient ventilation (T) ☐ Other (C) ☐ Specify: _____

8. Inspection Reveals Visible Evidence in or on the structure:
8A. Subterranean Termites Active Infestation Previous Infestation Previous Treatment
Yes ☒ No ☒ Yes ☒ No ☒ Yes ☐ No ☒
8B. Drywood Termites Yes ☒ No ☒ Yes ☒ No ☒ Yes ☐ No ☒
8C. Formosan Termites Yes ☒ No ☒ Yes ☒ No ☒ Yes ☐ No ☒
8D. Carpenter Ants Yes ☒ No ☒ Yes ☒ No ☒ Yes ☐ No ☒
8E. Other Wood Destroying Insects Yes ☐ No ☒ Yes ☐ No ☒ Yes ☐ No ☒
Specify: _____

8F. Explanation of signs of previous treatment (including pesticides, baits, existing treatment stickers or other methods) identified: None

8G. Visible evidence of Sub-Termite, Carpenter Ant has been observed in the following areas: Staircase add-on, studs, Door Frames, floors

If there is visible evidence of active or previous infestation, it must be noted. The type of insect(s) must be listed in the first blank and all identified infested areas of the property inspected must be noted in the second blank. (Refer to Part D, E & F, Scope of Inspection)

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TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

The conditions conducive to insect infestation reported in TA & TB

9. Will or is has been mechanically contacted by inspecting company
 P Yes ☐ No ☒

9A. Can active treatment recommended for active infestation or evidence of previous infestation with no prior treatment as identified in Section 8 (Refer to Part 3, 4, and 5 Scope of Inspection)

9B. A preventive treatment and/or correction of conducive conditions as identified in TA & TB is recommended as follows: Consulting ☒ Yes ☐ No ☐
 Specify reason: Active Sub-Termites and NO previous treatment existing system w/ supplemental liquid spot treatment

10A. This company has treated or is treating the structure for the following wood destroying insects:
 If treating for subterranean termites, the treatment was: Partial ☐ Full ☐ Spot ☐ Limited ☐ Bar ☐ Other ☐
 If treating for drywood termites or related insects, the treatment was: Partial ☐ Full ☐ Spot ☐ Limited ☐ Bar ☐ Other ☐

10B. Date of Treatment by Inspecting Company: N/A
 Continuation Name of Insect: N/A
 Name of Purchaser, Rod or Other Method: N/A
 Yes ☐ No ☒

This company has a contract or warranty in effect for control of the following wood destroying insects: NO
 List insects: _____
 If "Yes", copy(ies) of warranty and treatment diagram must be attached.

Diagram of Structure(s) Inspected

The inspector must draw a diagram including approximate perimeter measurements and indicate active or previous infestation and type of insect by using the following codes:
 E - Evidence of Infestation A - Active P - Previous D - Drywood Termites S - Subterranean Termites F - Formicidae Termites C - Conduces Conditions R - Wood Boring Beetles
 W - Carpenter Ants (Formicidae) - Specialty

Additional Comments: Attic and crawlspace not accessible, runways to studs and joists in multiple areas with possible hidden damage throughout entire structure

Neither I nor the company for which I am acting have had, presently have, or contemplate having any interest in the property. I do further state that neither I nor the company for which I am acting is associated in any way with any party in this transaction.

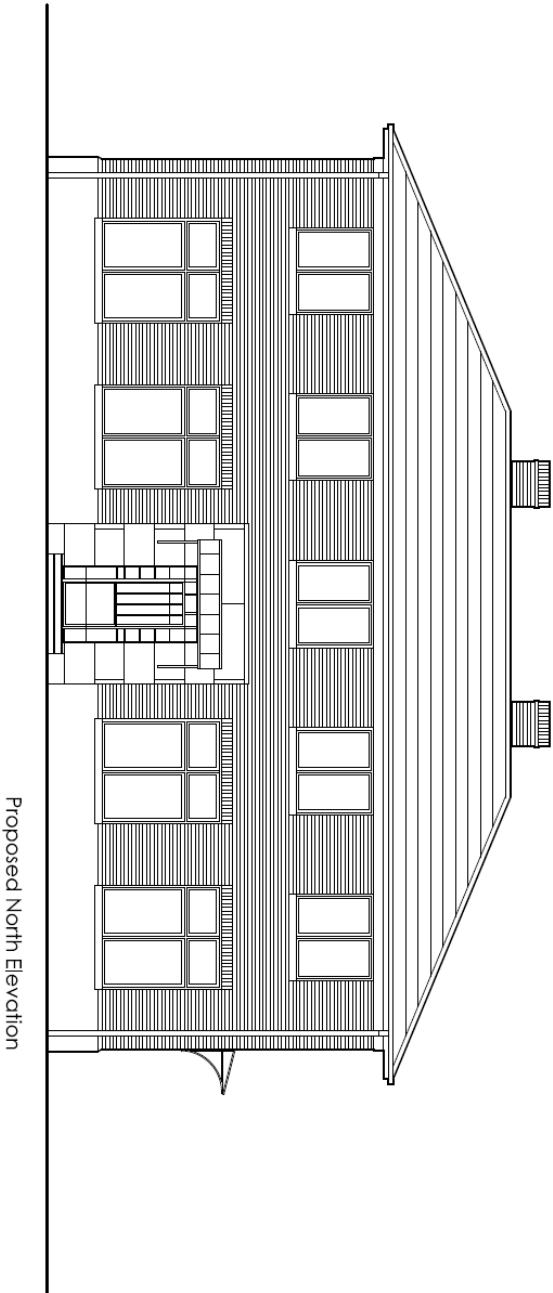
Signature: _____
 11A. Inspecter: _____
 Approved: 0731330
 11B. Certified Applicator and Certified Applicator License Number: _____

Notice of Inspection Was Posted At or Near:
 12A. Electric Breaker Box ☒
 Water Heater Closet ☐
 Bath Tric Access ☐
 Beneath the Kitchen Sink ☐
 12B. Date Posted: 7-5-16 Date: _____

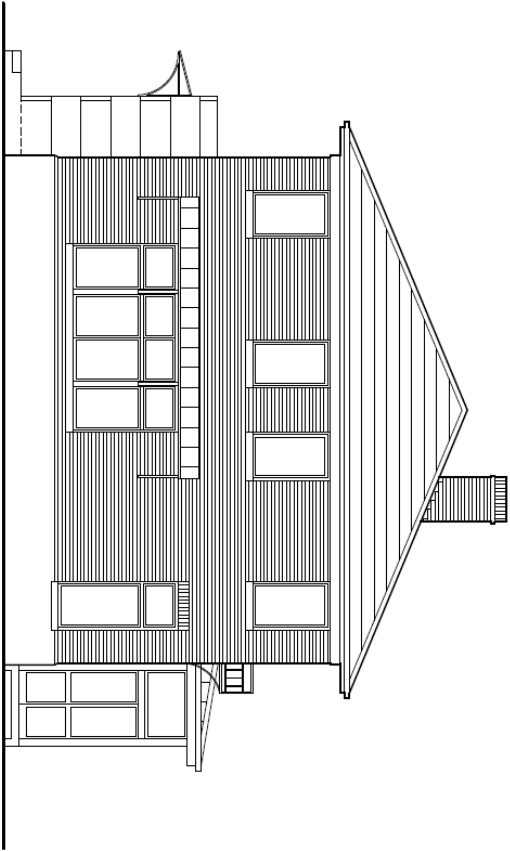
Statement of Purchaser

I have received the original or a legible copy of this form. I have read and understand any recommendations made. I have also read and understand the "Scope of Inspection."
 I understand that my inspector may provide additional information as an addendum to this report.
 If additional information is attached, net number of pages: _____

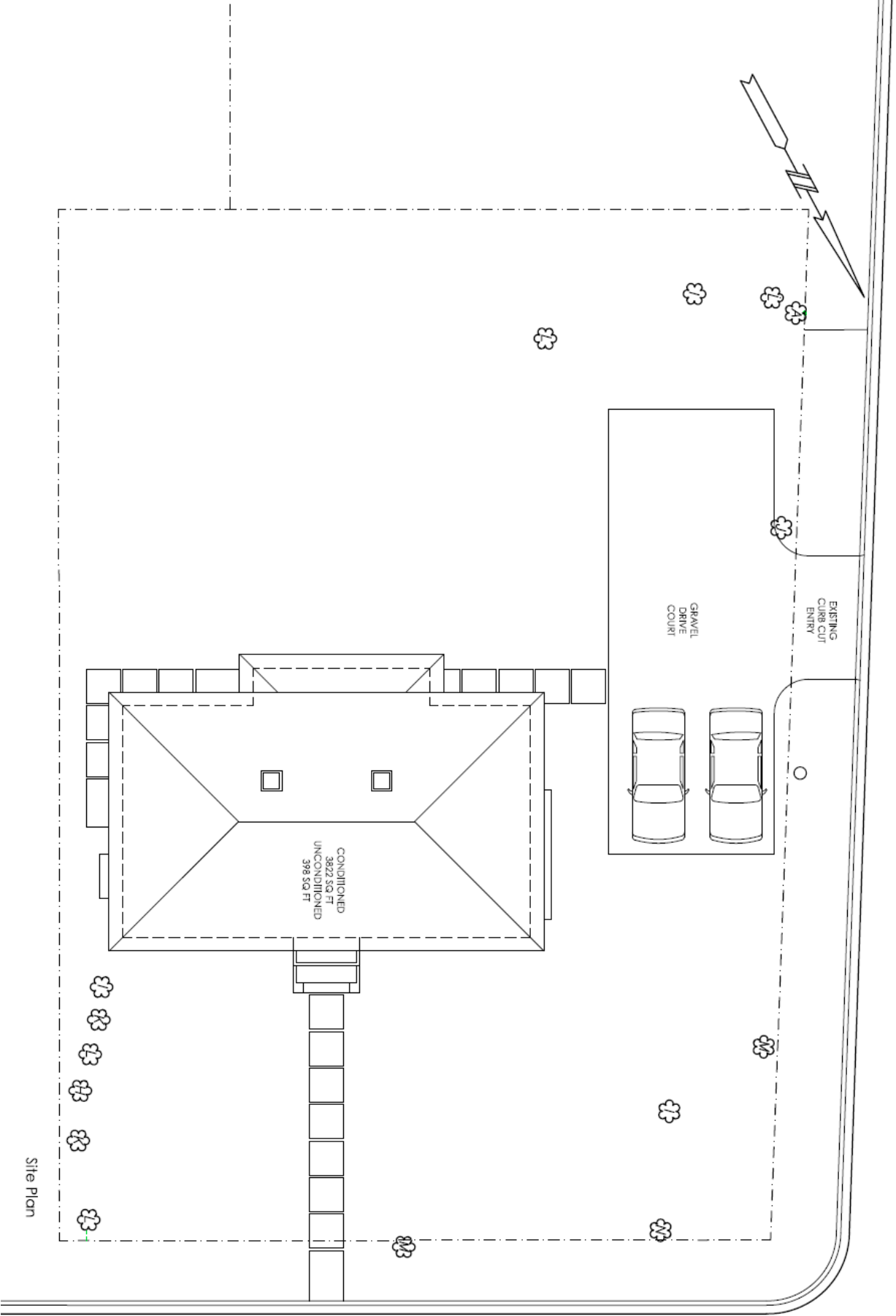
Signature of Purchaser or Property or their Designee: _____ Date: _____



Proposed North Elevation



Proposed West Elevation



Steve,

This forwarded e-mail is from our insurance agent. As I mentioned in the last hearing, you need Homeowners insurance when you have a home loan. It's a requirement of that kind of leading instrument. We have been working with the bank, but their patience is going to run out on July 26th. For that reason, we will push back very hard against another postponement. I have followed every suggested lead by the HOA and the Landmark Commission, reached out to the entire neighborhood, met with all of those who are concerned whether they are on the HOA or not, I have opened the house for the neighborhood to see and shared all the information I have with the neighborhood and Preservation Austin.

If you can think of anything else I can do, please let me know.

Thank you,
Jennifer Marsh
designhouse

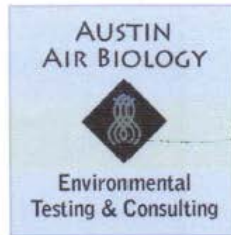
Begin forwarded message:

From: Ed Hindsman <>
Subject: 1715 Summit View
Date: July 7, 2016 at 10:41:03 AM CDT
To: Jennifer Marsh <>

Hi Jennifer, as independent agents we have access to many markets for Homeowners and Dwelling Fire Insurance. I have pursued all available options to acquire coverage for Jonathan Sands' recently purchased property at 1715 Summit View, Austin TX 78703, and unfortunately no companies are willing to take on this risk. The home was originally built in 1932, which would mean interior inspections would be required. This dwelling fails the insurability test on multiple levels. Vacancy, a failing foundation, chronic water damage from failing pipes, extensive termite damage as well as mold are present in this home. Any one of these issues is typically enough for a company to decline coverage. In this particular instance we have them all, which means this dwelling is utterly uninsurable. Please let me know if you have any questions.

Regards,

Ed Hindsman
Ty Lawrence Insurance



July 19th, 2016

Mr. Jonathan Sands

Re: **Mold Inspection and Assessment**

1715 Summit View Place
Austin, Texas 78703
AAB Project #: 216-11-106

Mr. Sands,

As per your request, Austin Air Biology ("AAB") has performed a Mold Inspection and Assessment at the above referenced property. The purpose of the assessment was to determine the existence and, if possible, the cause of fungi growth within the structure. The following paragraphs outline the findings of our assessment.

Visual Assessment & Event History:

Austin Air Biology staff performed the inspection and testing on July 12th, 2016. The following summarizes the results of the inspection.

1. Stucco: Cracks/unsealed stucco was observed on all sides of structure. This issue is allowing significant amounts of moisture into the interior walls. In most cases, the sheathing located behind the stucco is rotten.
2. Windows: Improperly flashed and in many cases rotten exterior window trim was observed throughout the structure. This issue is allowing significant amounts of moisture into the interior walls.
3. Doorways: Improperly flashed and in many cases rotten exterior doorway trim was observed throughout the structure. This issue is allowing significant amounts of moisture into the interior walls.
4. Interior: Significant mold growth/water damaged was observed at approximately 40% of the interior wall/ceiling materials and within the HVAC ductwork. The most likely cause of the observed damage is roof/siding leaks located throughout the structure.

P.O. Box 50373 • Austin, TX 78763 • 512-323-2246

Sampling & Results:

A total of three (3) spore trap cassettes and one (1) surface sample was collected within and outside the structure. One spore trap cassette sample was collected outside the structure to determine the naturally occurring background fungi concentrations. The remaining samples were collected within the structure. The samples were transported to EMSL of Houston, Texas for analysis under strict chain-of-custody procedures.

Air Samples Results:

According to the analysis, the total fungi count in the outside air at the time of the inspection was 5,210 spores per cubic meter ("S/m³") of air. The inside total fungi spore counts fell within a range of 3,445,170 to 15,962,900 S/m³ of air.

Individual fungi types were also reviewed, elevated spore counts of *Aspergillus/Penicillium* and *Stachybotrys* were reported in the samples collected within the structure.

Surface Sample Results:

Type: Swab

Location: HVAC Closet

Results: *Cheatomium*, *Cladosporium*, *Stachybotrys**, *Aspergillus**

* Active growth structures reported

Conclusions:

In general, the industry standard calls for total fungi counts within structures to be one-half to one-third the counts outside the structure. Using this standard, based on the outside total and genus spore counts, the air quality within the structure **does not falls within a normal range.**

The most likely cause of the elevated spore counts is the extensive mold growth observed throughout the structure.

Recommendations:

- Remove all of the HVAC ductwork.
- Remove the stucco and inspect the newly exposed sheathing for rotten materials. Remove all rotten sheathing. Clean and treat all remaining sheathing.
- Remove all mold affected wall and ceiling sheet rock within the structure (approximately 40% to 50% of all surfaces – see floor plan for damaged areas).
- Remove all mold affected cabinetry – Kitchen and bathrooms.
- Remove all rotten studs and ceiling joists. Clean and treat all remaining structural materials.
- In order to obtain a CMR – “Certificate of Mold Damage Remediation” all remedial actions are required to be performed by a Texas licensed mold remediation contractor.
- A licensed mold assessment consult is also required to perform a final inspection prior to the rebuild process.

Upon review of the report, please feel free to contact us should you have any questions and/or comments. We appreciate this opportunity to provide services on your project.

Best Regards,



David M. Stegmann
Texas Mold Assessment Consultant License # 0236
Expires: 01/20/18

Attachments

- Attachment 1 - Lab Reports/Floor Plan
- Attachment 2 - Photos

Attachment 1

Lab Reports/Floor Plan


EMSL Analytical, Inc.

5950 Fairbanks N. Houston Rd. Houston, TX 77040
 Phone/Fax: (713) 686-3635 / (713) 686-3645
<http://www.EMSL.com> / houstonlab@emsl.com

Order ID: 151605005
 Customer ID: ANAB25
 Customer PC:
 Project ID:

Attn: David Stegmann
 Austin Air Biology
 PO Box 50373
 Austin, TX 78763

Phone: (512) 323-2246
 Fax:
 Collected: 07/12/2016
 Received: 07/13/2016
 Analyzed: 07/14/2016

Proj: 216-11-106

Test Report: Allergenco-D(™) Analysis of Fungal Spores & Particulates by Optical Microscopy (Methods EMSL 01-TP-003, ASTM D7391)

Test Report: Alergenico-B () Analysis of Fungal Spores & Particulates by Optical Microscopy (Mean)									
Lab Sample Number:	151605005-0001			151605005-0002			151605005-0003		
Client Sample ID:	AC01			AC2			AC3		
Volume (L):	75			75			75		
Sample Location:	Outside			Family Room			Upstair Landing		
Spore Types	Raw Count	Count/m³	% of Total	Raw Count	Count/m³	% of Total	Raw Count	Count/m³	% of Total
Alternaria	2*	30*	0.6	-	-	-	-	-	-
Ascospores	17	760	14.6	-	-	-	-	-	-
Aspergillus/Penicillium	26	1200	23	357000	15900000	99.6	71500	3180000	92.3
Basidiospores	8	400	7.7	-	-	-	1	40	0
Bipolaris++	1	40	0.8	-	-	-	-	-	-
Chaetomium	1	40	0.8	7	300	0	2	90	0
Cladosporium	42	1900	36.5	-	-	-	2610	125000	3.6
Curvularia	1	40	0.8	-	-	-	2*	30*	0
Epicoccum	-	-	-	-	-	-	-	-	-
Fusarium	1	40	0.8	-	-	-	-	-	-
Ganoderma	1	40	0.8	-	-	-	-	-	-
Myxomycetes++	11	490	9.4	-	-	-	-	-	-
Pithomyces	-	-	-	-	-	-	-	-	-
Rust	1*	10*	0.2	-	-	-	-	-	-
Scopulariopsis	-	-	-	-	-	-	-	-	-
Stachybotrys	2*	30*	0.6	9	400	0	3140	140000	4.1
Torula	-	-	-	-	-	-	-	-	-
Ulocladium	-	-	-	-	-	-	-	-	-
Unidentifiable Spores	-	-	-	-	-	-	-	-	-
Cercospora	2	90	1.7	-	-	-	1*	10*	0
Memnoniella	-	-	-	1400	62200	0.4	-	-	-
Nigrospora	2	90	1.7	-	-	-	-	-	-
Oidium	1*	10*	0.2	-	-	-	-	-	-
Total Fungi	119	5210	100	358416	15962900	100	77456	3445170	100
Hyphal Fragment	3	100	-	20	890	-	318	14100	-
Insect Fragment	1*	10*	-	-	-	-	-	-	-
Pollen	-	-	-	-	-	-	1	40	-
Analyt. Sensitivity 600x	-	44	-	-	44	-	-	44	-
Analyt. Sensitivity 300x	-	13*	-	-	13*	-	-	13*	-
Skin Fragments (1-4)	-	1	-	-	1	-	-	1	-
Fibrous Particulate (1-4)	-	1	-	-	1	-	-	1	-
Background (1-5)	-	2	-	-	4	-	-	4	-

Bipolaris++ = Bipolaris/Drechslera/Exserohilum
 Myxomycetes++ = Myxomycetes/Periconia/Smut

No discernable field blank was submitted with this group of samples.

Melanie Reck

Melanie Reck, Lab Manager
 or Other Approved Signatory

High levels of background particulate can obscure spores and other particulates leading to underestimation. Background levels of 5 indicate an overloading of background particulates, prohibiting accurate detection and quantification. Present = Spores detected on overloaded samples. Results are not blank corrected unless otherwise noted. The detection limit is equal to one fungal spore, structure, pollen, fiber particle or insect fragment. "" Denotes particles found at 300X. "*" denotes not detected. EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported above and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. Samples received in good condition unless otherwise noted.

Samples analyzed by EMSL Analytical, Inc. Houston, TX AIHA-LAP, LLC - EMLAP Accredited #102575

Initial report from: 07/14/2016 12:41:42

For Information on the fungi listed in this report please visit the Resources section at www.emsl.com

Test Report SPVER3-7.30.4 Printed: 7/14/2016 12:41:42PM

Page 1 of 1


EMSL Analytical, Inc.

5950 Fairbanks N. Houston Rd. Houston, TX 77040
 Phone/Fax: (713) 686-3635 / (713) 686-3645
<http://www.EMSL.com> / houstonlab@emsl.com

Order ID: 151605005
 Customer ID: ANAB25
 Customer PO:
 Project ID:

Attn: David Stegmann
 Austin Air Biology
 PO Box 50373
 Austin, TX 78763

Phone: (512) 323-2246
 Fax:
 Collected: 07/12/2016
 Received: 07/13/2016
 Analyzed: 07/14/2016

Proj: 216-11-106

**Test Report: Microscopic Examination of Fungal Spores, Fungal Structures, Hyphae, and Other Particulates
 from Swab Samples (EMSL Method: M041)**

Lab Sample Number:	151605005-0004				
Client Sample ID:	SW1				
Sample Location:	HVAC Closet				
Spore Types	Category	-	-	-	-
Agrocybe/Coprinus	-	-	-	-	-
Alternaria	-	-	-	-	-
Ascospores	-	-	-	-	-
Aspergillus/Penicillium	-	-	-	-	-
Basidiospores	-	-	-	-	-
Bipolaris++	-	-	-	-	-
Chaetomium	Medium	-	-	-	-
Cladosporium	Medium	-	-	-	-
Curvularia	-	-	-	-	-
Epicoccum	-	-	-	-	-
Fusarium	-	-	-	-	-
Ganoderma	-	-	-	-	-
Myxomycetes++	-	-	-	-	-
Paecilomyces	-	-	-	-	-
Rust	-	-	-	-	-
Scopulariopsis	-	-	-	-	-
Stachybotrys	*High*	-	-	-	-
Torula	-	-	-	-	-
Ulocladium	-	-	-	-	-
Unidentifiable Spores	-	-	-	-	-
Zygomycetes	-	-	-	-	-
Aspergillus	*High*	-	-	-	-
Fibrous Particulate	Rare	-	-	-	-
Hyphal Fragment	-	-	-	-	-
Insect Fragment	Rare	-	-	-	-
Pollen	-	-	-	-	-

Category: Count/per area analyzed
 Rare: 1 to 10 Low: 11 to 100 Medium: 101 to 1000 High: >1000

Bipolaris++ = Bipolaris/Dreschlera/Exserohilum Myxomycetes++ = Myxomycetes/Periconia/Smuts
 * = Sample contains fruiting structures and/or hyphae associated with the spores.

No discernable field blank was submitted with this group of samples.

EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported above and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation of the data contained in this report is the responsibility of the client. Samples received in good condition unless otherwise noted.
 Samples analyzed by EMSL Analytical, Inc. Houston, TX. AHA-LAP, LLC-EMLAP Accredited #102575, Texas Mold LAB0105

Initial report from: 07/14/2016 12:41:42

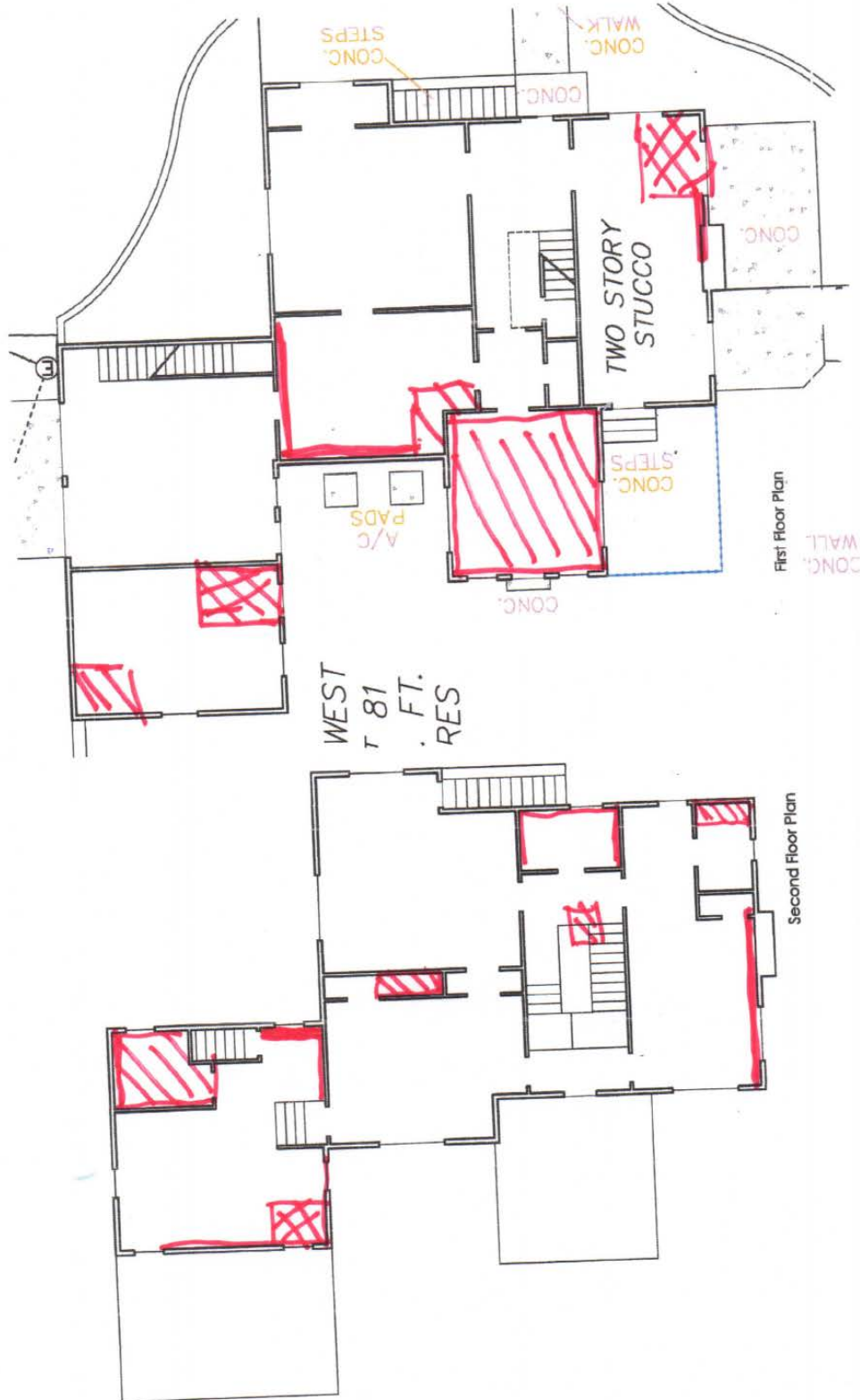
For Information on the fungi listed in this report please visit the Resources section at www.emsl.com

Test Report DEVER1-7.30.1 Printed: 7/14/2016 12:41:42PM

Page 1 of 1

Melanie Reck

Melanie Reck, Lab Manager
 or Other Approved Signatory



— MOLD DAMAGE

Attachment 2

Photos



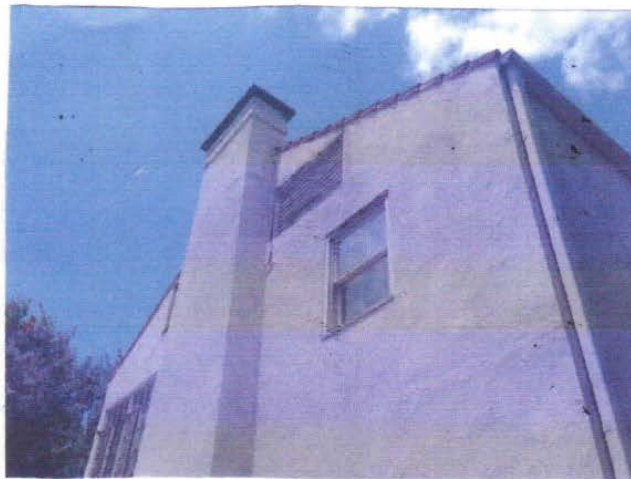
Damaged Exterior Stucco



Damaged Exterior Stucco



Damaged Exterior Stucco



Damaged Exterior Stucco



Damaged Exterior Stucco



Damaged Exterior Stucco



Damaged Exterior Stucco



Damaged Cabinetry – Upstairs Bathroom



Mold Affected Ductwork



Mold Affected Ductwork



Typical Mold Damage



Typical Mold Damage



Typical Mold Damage



Typical Mold Damage



1703 Bench Mark Drive Austin, Tx 78728 • phone 512.990.1117 • fax 512.990.1003 • **Greg Okorn**

Jennifer Marsh
2408 Windsor Road
Austin, TX 78703
(512)567-0889

Jennifer,

I'm writing to explain the discussion we had at 1715 Summit View Place on July 6th. After seeing the condition of the existing house I believe it is not feasible to proceed with drilling 22" deep piers under the existing structure at 1715 Summit View Place.

Due to mold and extensive wood decay the house would not be safe for my crew. Given the extensive amount of rebuilding, repairs and remediation that need to be completed, I don't believe that there would be enough of the structure left to justify the cost or effort by my crew.

Sincerely,

A handwritten signature in dark ink, appearing to read "Greg Okorn". The signature is stylized with a large, sweeping loop at the end.

Greg Okorn

Steve,

I will make completely certain the ironwork is safe + secure and completely available an in shape for reinstallation. It was removed temporarily for exploratory demo to determine how to repair/redo the stucco. There is extensive termite and carpenter ant damage to the frame and sheathing. For that reason the balcony was unsafe (as it was attached to sheathing). We removed the door surround to determine the extent of the termite damage to the frame and sheathing since the stucco had come detached and was buckling around the door. Not matter how the historic case proceeds for 1715 Summit View 100% of the stucco has to be removed from the house and most or all the exterior sheathing will have to be replaced. The exterior Ironwork requires extensive work to remove rust so that it can be repainted or powder coated. That is best done in the shop.

Thank you,
Jennifer Marsh
designhouse

Steve,

I went and took some photos so you have a better understanding of the situation. Trust me, we have no intension of losing track of the ironwork. It's the only things that's somewhat straightforward to repair. Whether we rebuild/remodel or rebuild we plan to incorporate the exterior ironwork:





























Jennifer Marsh
designhouse
512 567 0889

Steve,

Thank you so much for your time yesterday. It was very helpful to get some additional information on resources.




I wanted to let you know that I called the UT Architectural Archive and they do not have any files or references in their database for 51 Summit View Place, 1715 Summit View Place or the surname Peffley. I've exhausted the materials at the Austin History Center and also found nothing under those same references. I can't find a shred of evidence linking H. K. Kuehne or Weigl to the house.

I also called Patrick Sparks. They are located in San Antonio and are going to try to help me. However, the timing and location would not allow them to commit to doing a report.

Thank you,
Jennifer Marsh
designhouse

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 333'

NOTIFICATIONS

CASE#: NRD-2016-0044
1715 SUMMIT VIEW PLACE

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



1715 (51) Summit View Place
ca. 1928





OCCUPANCY HISTORY

1715 (51) Summit View Place

City Directory Research, Austin History Center
By City Historic Preservation Office
June, 2016

1992	The address is not listed in the directory.
1985-86	The address is not listed in the directory.
1981	The address is not listed in the directory
1977	The address is not listed in the directory.
1973	The address is not listed in the directory.
1968	Bertha Edgar, owner Widow, Joe Edgar Retired NOTE: The address is listed as 51 Summit View Place.
1965	Bertha Edgar, owner Widow, Joe Edgar No occupation listed NOTE: The address is listed as 51 Summit View Place.
1962	Bertha Edgar, owner Widow, Joe Edgar No occupation listed NOTE: The address is listed as 51 Summit View Place.
1959	Bertha Edgar, owner Widow, Joe Edgar No occupation listed NOTE: The address is listed as 51 Summit View Place.
1955	Bertha Edgar, owner Widow, Joe Edgar No occupation listed NOTE: The address is listed as 51 Summit View Place.
1952	Joseph I. and Bertha Edgar, owners Oil properties, 1210 Perry-Brooks Building, 121 E. 8 th Street. NOTE: The address is listed as 51 Summit View Place.
1949	Joseph I. and Bertha Edgar, owners President, Edgar & Edgar (Joseph I. Edgar, Jr., partner), oil properties, 801 Littlefield Building. NOTE: The address is listed as 51 Summit View Place.
1947	Joseph I. and Bertha Edgar, owners Oil operator Also listed is Joseph I. Edgar, Jr., an oil operator.

NOTE: The address is listed as 51 Summit View Place.

- 1944-45 Joseph I. and Bertha Edgar, owners
Rancher
Also listed is Joseph Edgar, Jr., U.S. Army; and Mildred Edgar, a book-keeper in the State Treasurer's Office.
NOTE: The address is listed as 51 Summit View Place.
- 1941 Joseph I. and Bertha Edgar, owners
No occupation listed
Also listed is Joseph I. Edgar, Jr., no occupation shown.
NOTE: The address is listed as 51 Summit View Place.
- 1939 Joseph I. and Bertha Edgar, owners
Student, University of Texas
Also listed is Joseph I. Edgar, Jr., a student at the University of Texas.
NOTE: The address is listed as 51 Summit View Place.
- 1937 J. Franklin and Louise Cage, renters
No occupation listed
Also listed is J. Franklin Cage, Jr., a student at the University of Texas.
NOTE: Joseph and Bertha Edgar are listed at 3103 Wheeler Street; neither had an occupation shown. Joseph Edgar, Jr. was a student at the University of Texas.
NOTE: The address is listed as 51 Summit View Place.
- 1935 J. Franklin and Louise Cage, renters
No occupation listed
Also listed is J. Franklin Cage, Jr., no occupation shown.
- Harry S. and Dorothy Pollard, renters
Assistant, State Attorney General's Office
NOTE: The address is listed as 51 Summit View Place.
- 1932-33 Richard and Gwendolyn Monroe, owners
Proprietor, Monroe Motors, Chevrolet cars and trucks, 220 E. 5th Street.
NOTE: J. Franklin and Louise Cage are listed at 3807 Avenue G; neither had an occupation shown.
NOTE: The address is listed as 51 Summit View Place.
- 1930-31 Tilghman A. and Esten W. Turner, owners
State manager, Consolidated Indemnity and Insurance Company, 301-03 Littlefield Building.
NOTE: The address is listed as 51 Summit View Place.
- 1929 Emery A. and Beulah Peffley, owners
No occupation listed
NOTE: The address is listed as 51 Summit View Place.
- 1927 The address is not listed in the directory.
NOTE: Emery and Beulah Peffley are not listed in the directory.

BIOGRAPHICAL NOTES

Emery A. and Beulah Peffley (ca. 1928 - ca. 1930)

Emery and Beulah Peffley appear in the 1930 U.S. Census for Lockhart, Texas, where they rented a house. Emery Peffley was 61, had been born in Indiana, and was a seed dealer. Beulah Peffley was 55, had been born in Illinois, and had no occupation listed. They had a son, Emery A., 15, who had been born in Arkansas.

The 1920 U.S. Census shows Emery A. and Beulah M. Peffley renting a house in the Caswell Township of Calhoun County, Arkansas, where Emery was an office book-keeper. They had 2 children: Kathleen, 12; and Emery A. Jr., 5. Both children had been born in Arkansas.

According to his 1944 death certificate, Emery Alton Peffley was born in Ladoga, Indiana in 1869, and was living in Brady, Texas at the time of his death. He was in the insurance business.

J. Franklin and Louise S. Cage (ca. 1933 – ca. 1938)

The 1930 U.S. Census shows Joseph F. and Louise S. Cage living in a house they owned in San Antonio; that house was worth \$15,000. Joseph F. Cage was 43, had been born in Texas, and was a bank president. Louise S. Cage was 41, had been born in Alabama, and had no occupation listed. They had 3 children: Josefa F., 19; Ruth L., 17; and Franklin F., 11, all of whom had been born in Texas.

The 1940 U.S. Census shows Joseph F. and Louise S. Cage living at 2300 Pease Road in Austin, a house they owned, and which was worth \$12,000. Joseph F. Cage was 54, had been born in Texas, and was a road contractor. Louise S. Cage was 52, had been born in Alabama, and had no occupation listed. Their two daughters were living with them: Joe, 29; and Ruth, 28. Both were public school teachers.

Joseph and Bertha Edgar (ca. 1938 – ca. 1969)

Joe and Bertha Edgar appear in the 1940 U.S. Census as the owners of this house, which was worth \$12,000. Joe Edgar was 59, had been born in Tennessee, and was an independent oil operator. Bertha Edgar was 59, had been born in Texas, and had no occupation listed. They had a son, Joe, Jr., 24, who had been born in Texas and had no occupation listed.

The 1930 U.S. Census shows Joe and Bertha Edgar in Georgetown, Texas, where they owned their house. Joe Edgar was a 39-year old Tennessee-born real estate agent. Bertha Edgar was 39, and had been born in Texas. They had 2 children: Mildred, 18; and Joe Allen, 14. Both of the children had been born in Texas.

In 1920, according to the census report of that year, Joe I. and Bertha L. Edgar were living in Lampasas, Texas, where Joe Edgar was an oil lease operator for the city.

Joe Edgar Sr., 62, Oil Operator, Dies

Joe I. Edgar Sr., 62, prominent oil operator, died at his home at 51 Summit View Wednesday night. He had been a resident of Austin the past 20 years and was a member of the firm, Joe Edgar and Son.

He held widespread oil royalty and lease interests in various states and also operated as an independent producer in Texas and Louisiana.

Survivors include his widow; a daughter, Mrs. C. H. Slator; a son, Joe Edgar Jr.; and three grandchildren, all of Austin; a sister, Mrs. Tom Christopher of Lexington, Tenn.; and a brother, George T. Edgar of Houston.

The body is at Cook Funeral Home where arrangements are pending.

News story on the death of Joe Edgar
Austin American, July 23, 1953

JOE L EDGAR SR.

Funeral services for Joe L. Edgar Sr. of 51 Summit View, will be held Friday at 11 a.m. at the Cook Funeral Home with Dr. Edmund Heinsohn officiating.

Active pallbearers will be Harry S. Pollard, Bruce Bledsoe, Judge J. E. Sturrock, Dr. A. Wayne Hodges, Jim Hale Miller and J. W. "Shorty" Jackson.

Honorary pallbearers will be John Ericson, Fred Upchurch, Dr. Carl J. Wieland, Jim Pribble, R. W. (Dick) Pettway, Joe Bryant, Paul Taylor, W. S. Day, R. L. Burford, Walter Achilles, Clint Ferris, Dub Barnhill, Frank Burnett, Dr. Leon White and Joe Minter. Burial will be in Capital Memorial Park.

Funeral notice for Joe Edgar
Austin American, July 24, 1953

MRS. JOE EDGAR SR.

Mrs. Joe Edgar Sr., 79, 51 Summit View, died at her residence Friday. She was the widow of the late Joe I. Edgar Sr., a prominent oil operator.

Survivors include daughter, Mrs. C. H. "Mildred" Slator, Austin; son, Joe Edgar Jr., Austin; brother, Lewis E. May, Georgetown; and three grandchildren, Rox Edgar, Nancy Edgar, and Debbie Lou Slator, all of Austin.

Funeral will be Sunday at 2 p.m. from Cook Funeral Home Chapel with the Rev. Samuel Baxter officiating. Burial will be in Capital Memorial Gardens.

Steve,

Please review the following documents for **1715 Summit View**. They describe the extensive structural damage and failing foundation at this property. The structural report prepared by Structures and the Geotechnical Report prepared by Holt Engineering will show that the existing structure after decades of soil expansion to a poorly designed foundation has suffered water intrusion and entrapment both in the structure and crawl space. This water intrusion has degraded the framing and foundation to a point beyond repair. There are 4 major issue to note:

1. The expansive fatty clay at this property requires 22' deep piers to resist the seasonal upheaval of the soil. There is simply no way to reinforce the existing foundation to resists this seasonal upheaval.
2. The existing framing has suffered extensive rot due to poorly maintained stucco and flashing along with large cracks opened in the structure due to seasonal upheaval of the foundation. For that reason "lifting" the framing is not possible without replacing most of it.
3. The existing wall cavities have held water and moisture due to water intrusion through the cladding that has created extensive mold growth through the structure.
4. Only 3 of the original steel windows remain on this residence. Two face the back yard, one faces the side yard. From the street all you see are replacement windows that are not similar to the original.

This lot is zoned MF3. It has always been my client's intension to create a single family residence on the property. We intend to create a residence that is comparable with the Historic District in terms of materials, massing and design. Please do not hesitate to get in touch with me if you have any questions.

Thank you,
Jennifer Marsh
designhouse

Jenny Lind Porter



Jenny Lind Porter

Liberal Arts

Inducted 1985

Dr. Jenny Lind Porter of Austin, author and professor of English at Huston-Tillotson College, was appointed Poet Laureate of Texas in 1964 by Texas Governor John Connally. Some of her poems, articles and translations for which she received international recognition include: The Lantern of

Diogenes, Azle and the Attic Room, The Trellis of Memory (with Elithe Hamilton Kirkland). In 1981 she authored The Siege of the Alamo: A Poem, and the following year Dr. Porter wrote The Judge's Collection.

In 1979 Dr. Porter became the only woman to receive the Distinguished Diploma of Honor from Pepperdine University. In 1970 she received an honorary doctorate from the University of Free Asia for literacy and humanitarian endeavors. She received her bachelor's and master's degrees from Texas Christian University and her doctorate from the University of Texas at Austin.

During her career Dr. Porter taught English and creative writing to some 12,000 Texas students. She was named one of the Outstanding Educators of America and selected for the International Who's Who of Poetry.

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