

November 14, 2016

**Historical Land Commission
1811 Cedar Avenue
Austin, Tx 78702**

Steve Sadowsky, Historic Preservation Office
Historic Landmark Commissioners

The house located at 1811 Cedar Avenue is being considered for Historic Landmark status. The process for historic designation was not initiated by the owner of the property because it is our belief the property fails to meet the criteria of the Land Development Code for Historic Landmarks – Article 25-2-352.

The primary reason the structure is not historic is that the existing structure was completely renovated in 1997-1998 after a fire destroyed the home. After the fire, the 720 square foot structure was completely renovated over a six-month period with new siding, windows, doors, and roof with an addition added in the back of the house. The existing structure is not historic but is a below average remodel from 1997.

Attached to this letter are the detailed criteria from Austin's Land Development Code, and the supporting rationale and documentation as to why 1811 Cedar Avenue **does NOT meet the criteria** for Historic Landmark designation.

My business partner and I have been constructing new homes and renovating older homes throughout the Austin area for the last 10 years. We have renovated 24 homes in the last 4 years, primarily in East Austin. The structure at 1811 Cedar Avenue was evaluated for all alternatives before the decision was made to apply to demolish the structure on the property.

- Renovation – In working with architects and structural engineers, we found that the pier and beam foundation, the structural components of the home (floor joists, exterior and interior walls), and the roof were all failing and has significantly deteriorated. The current state of the home is close to uninhabitable given this condition. Renovating the home back to a livable state is cost prohibitive (see attached cost estimate). Additionally, none of the original structural would be integral to the new structure resulting in nothing historic about the structure.
- Relocation - The structure was then evaluated for a possible relocation. Based on the very poor structural integrity of the structure, it was determined that the house would not survive a move.
- Demolition is the best alternative.

We are proposing to construct a new home at 1811 Cedar Avenue that closely resembles the existing Bungalow style house. The new home would have a single story element in the front, an offset front porch, and square wood posts. The proposed home would also have the classic board and batten siding and similar roof lines to the current house. The new home would enhance the neighborhood by maintaining a similar look and feel to the existing structure while providing a safe, energy efficient, new home for a family. A rendering of the proposed new home is included in this packet.

Based on the included information, I strongly encourage you to not support the historic designation of this property and allow the issuance of the demolition permit.

Sincerely,

/s/ *Dominic M. Longi*

Dominic Longi
Owner, UR Cedar Avenue, LLC

1811 Cedar Street
Evaluation of Historic Significance
November 14, 2016

Land Dev. Code	Criteria	Rationale why not Historic	Supporting Documentation
25-2-352 (A) (2)	the property retains a high degree of integrity that clearly conveys its historical significance and does not include an addition or alteration which has significantly compromised its integrity	<ul style="list-style-type: none"> The house does NOT represent a definitive style that is historically significant 	<ul style="list-style-type: none"> Architectural opinion letters from multiple architects
25-2-352 (A) (30) (a)	is individually listed in the National Register of Historic Places; or is designated as a Recorded Texas Historic Landmark, State Archeological Landmark, or National Historic Landmark;	<ul style="list-style-type: none"> The house is NOT listed on any registry The house has a <u>medium</u> value in the Chestnut Neighborhood Resources Survey (2001) The house is NOT listed as a potential historic landmark in the recently published (10/25/16) East Austin Historic Survey. 	<ul style="list-style-type: none"> http://www.austintexas.gov/page/east-austin-historic-survey
25-2-352 (A) (30) (b)	demonstrates significance in at least two of the following categories	<ul style="list-style-type: none"> The house does NOT meet 2 criteria from the defined categories 	
25-2-352 (A) (30) (b) (i)	Architecture	<ul style="list-style-type: none"> The house had a major fire in 1997. Requests have been made to AFD but documentation has yet to be received. The fire left the house damaged and significant repairs were required. The house underwent a major renovation that took 6 months to complete and included an addition to the house, electrical, mechanical (HVAC), and plumbing work. The exterior of the house is NOT original. The house was completely redone – new siding, new windows, new doors, new roof. The re-constructed home was sold in 1998 as a “TOTAL REDO” The house has NOT been maintained over the last 18 years since being renovated. The foundation is failing. Structural interior walls have been removed causing the house to lean. Significant mold and dry rot is present throughout the house. Termite damage has been observed. 	<ul style="list-style-type: none"> Structural Engineer’s opinion letter on the integrity of the building and architecture City of Austin Permits from 1997 – 1998 Multiple Listing Service (MLS) data sheet from sale of the property in 1998
25-2-352 (A) (30) (b) (ii)	Historical Associations	<ul style="list-style-type: none"> The house may or may not have deep historical significance 	

1811 Cedar Street
Evaluation of Historic Significance
November 14, 2016

	<ul style="list-style-type: none"> • Rev. William Webb lived in the home from 1937-1952. Rev. Webb was the first pastor at the Ulit Avenue Missionary Baptist Church which was established in 1937 • The church is no longer located around the corner. The church was moved 3 miles east on MLK. The original church sold off part of the property where new homes were constructed. The original church structure has NOT been designated an historic landmark. • The church changed its name: Greater Ulit Missionary Baptist Church
25-2-352 (A) Archeology (30) (b) (iii)	<ul style="list-style-type: none"> • The house has no significant data concerning human history.
25-2-352 (A) Community Value (30) (b) (iv)	<ul style="list-style-type: none"> • The house is not unique nor does it have significant character contributing to the city
25-2-352 (A) Landscape Feature (30) (b) (v)	<ul style="list-style-type: none"> • The house does NOT have a significant landscape feature

HaileyStudio

Architecture + Planning

3001 Esperanza Xing, #4085
Austin, Texas 78758
512.913.0396

Mr. Steve Sadowski
Historic Preservation Officer
Planning and Development Review Dept.
P.O. Box 1088
Austin, Texas 78767

11/14/2016

Re: 1811 Cedar Avenue

Dear Mr. Sadowski:

I have been asked by Dino Longi to provide a professional architectural opinion as to whether the existing house located at 1811 Cedar Avenue should be deemed as a historic property. I am long-practicing registered architect, a graduate of the University of Texas School of Architecture and native born Austin resident. The preservation of truly historic properties in Austin is very important. However, the house located at 1811 Cedar Avenue should not qualify as historic.

The original house has been severely damaged in a fire in 1997 and was greatly altered in a way that compromises its architectural integrity. In Section 25-2-352 (A) (2) the Land Development Code states for a property to be deemed historic, *"the property retains a high degree of integrity...that clearly conveys its historical significance and does not include an addition or alteration which has significantly compromised its integrity."*

The house has had several major alterations in the last few decades that have completely changed the character of the home. Major changes to the exterior and interior have left almost no original material from the original house. Since the house has largely been reconstructed after the fire, it would be accurate to say that the house is mostly built of materials from the 1990s. Because of the major damage of the original house and its significant alterations that have changed its architectural character and integrity, I cannot reasonably consider it to be a historic property. Thank you for allowing me to offer my professional opinion.

Warmest regards,

A handwritten signature in black ink, appearing to read 'T, H' followed by a long horizontal stroke.

Trey Hailey

Principal

HaileyStudio
Architecture + Planning



design visions

unique residential design

830. 992. 3640

www.designvisionstx.com

Re: 1811 Cedar Ave., Austin, Texas

To whom it may concern:

It has been brought to my attention that the home located at 1811 Cedar Ave in Austin, Texas has been deemed to be of historic relevance. In my professional opinion, there are homes located throughout this area that I would agree are of the Bungalow Vernacular, but I do not believe that this home is an example of that style or of any style of any historic significance.

I understand the relevance of simplicity in certain design elements and would deem certain aspects of a home to be of significance, but in my investigation I do not find any value in this example. The massing, gabled elements, trim details, window patterns are all nonexistent. The home, in its current state, does not retain original windows, doors, siding, floors, foundation system, or interior walls. All of which could have enhanced its historic significance. In my opinion, it possess more aspects of a manufactured home and would help the surrounding curb appeal of the street if it were to be removed.

I am a huge proponent of preserving Austin's rich history. I hate seeing old buildings that are examples of the architecture of its time come down. However, in the case of 1811 Cedar Avenue, I see no value in preserving this home as it possesses no redeemable styling from any time period of design.

Sincerely,

Chad Faucheux

Partner

Bachelor of Architecture, Texas Tech University, Design Specialization

17 years of professional design experience in residential architecture in Austin, Texas and Central Texas

Home Builder Association Austin member since 2007

Hill Country Builder Association member since 2015

Habitat for Humanity volunteer since 2014

303 S. Washington St.
Fredericksburg, TX 78624
830. 992. 3640 office

107 r.r. 620 s. #201
Austin, TX 78734
512. 583. 0059

www.designvisionstx.com

October 24, 2016

Urbane Roost
P.O. Box 5022
Austin, Texas 78763
Dominic Longi
dino@urbaneroost.com

Re: Historic / Structural Evaluation
1811 Cedar Avenue
Austin, TX
Engineer's Job #1601087000002

**Scope:**

On October 24, 2016, we (Urbane Roost and Copeland Engineering) discussed the above referenced project. You requested that we examine the existing property for structural integrity and authentic historic value. It is our opinion that Urbane Roost believes that they have purchased a historically significant property and is interested in the options associated with a property with this qualification. Urbane Roost requested that we evaluate and comment on their property related to the following bullets items below.

- Existing Foundation
- Existing Framing Evaluation
- Existing status of the property and historical significance

Foundation Evaluation:

While on site we noted that the foundation is of the pier and beam type and is supported using girders and floor joists. The girders are typically double or triple 2x6's and the floor joists are commonly 2x8's at 16 inches on center. For a house of this age the home would have originally been supported on cedar posts. We were looking forward to photographing the original cedar post construction but were disappointed to see that the original support system was removed and new shallow concrete piers were installed. We state that the concrete piers were shallow based upon the fact that the floor system was SEVERELY out of level. If these were drilled concrete shafts the property would not have moved this much. The existing joist and girder system is original (except for the addition) and unfortunately that type of support structure was not that strong and would require a complete rebuild to move the building or remodel the building.



We also suspect that the the rear of the house was extended and part of a large remodel that must have occurred in the past. Note the plywood subfloor vs tongue and groove flooring.

The original girder and joists are overspanned and will need complete reinforcement for any future use. The old system was continued for the addition.

The original cedar post support system was removed and modern footings with "sonotube" columns constructed. All this is shallow and allowing the floor framing to move with the clays. We estimate 3 inches of movment.

Framing Evaluation

We noted that the framing was completely modified like the foundation. All the original walls with the slats, chinking and plaster were removed. Modern sheetrock and wall framing exist. Extensive modification of the original wall layout has also occurred and it is impossible to tell what the original configuration of walls used to be.



Old wall line

New sheetrock

The walls have been modified and the original construction techniques are no longer evident.

New bathroom



Old wall line

New framing
(haphazardly placed)

New sheetrock

New doors



New sheetrock

Load bearing wall removed
(we have photo showing the
roof sagging pushing the
exterior wall outward)



New addition to the back of
the house, note the plywood
subfloor and awkward door
threshold.

Old flooring



Since the load bearing wall was removed in the living room the ceiling and roof are not supported. We noted that the exterior wall framing was being pushed outward.

Existing status of the property and historical significance

Urbane Roost requested we evaluate the historic significance of their property from a structural and building materials perspective to help them determine the value of their property.

- The original home was extended at the rear as evident by the change in subfloor, thus changing the original outline of the home and decreasing its historic significance.
- The original foundation supports were removed. We were hoping the original cedar supports were still present but they had been removed.
- The foundation skirting was completely redone and is now more reflective of 1980's construction.
- New vents and vent covers replaced. It is common for homes of this era to have attractive wrought iron vents but those have been removed and replaced with wire mesh.
- Interior walls reconfigured and original construction removed. No resemblance of an old home is present as the wall construction and sheetrock have been redone and now reflect 1980's construction.
- **All the exterior siding completely has been completely removed and replaced none of the original cladding remains.**
- Sadly, the original wood windows with the lead glass were removed and replaced with builder grade metal windows.
- The original location of the kitchen was removed and a new kitchen was built on to the back of the house with a cheap modern finish.
- The original wooden doors were removed and replaced with metal modern doors.
- Original heritage tree also "red-tagged" for removal in the front yard. The look of the lot will be drastically altered and not look as it has looked for the last 50 or so years.



The house was remodeled and there was an addition built on the rear. The new kitchen was installed with builder grade materials.

Conclusions:

We appreciate your consideration using Copeland Engineering, LLC and we certainly do not like delivering disappointing news but we have the following conclusions as it relates to restoring / moving the home and the historic building components of the home.

- **Move**
 - In the current condition, we believe that the existing frame would not survive a move. The load bearing interior walls have been removed in some cases causing the exterior walls to lean outward. Significant costly structural enhancements would need to be done to move the house. We do not recommend moving the home until we can complete a full structural investigation. We believe moving the home would be costly beyond the cost of the existing worth of the structure.
- **Remodel – Restore**
 - It would be impossible to restore this home to any possible semblance of what was originally built. There are no materials remaining that would make the home look like the “signature” look that would be considered “historically” correct or attractive. It would just be a new house that is very small.
- **Historic Significance:**
 - Unfortunately we have concluded that your property has very little historic value as all the “signature” items that would have value have been removed and replaced. In our opinion, this is now a cheap 1980’s remodel and not a historic home anymore. The other homes on the street reflect better and more historic qualities. Additionally, the tree in front of the home is going to be removed thus further decreasing the historic significance of the home.



Property to the Right of 1811 Cedar Ave.

1. Still has the original wood windows
2. Still has the original leaded glass
3. Original "slash" cut rafters
4. Column Trim

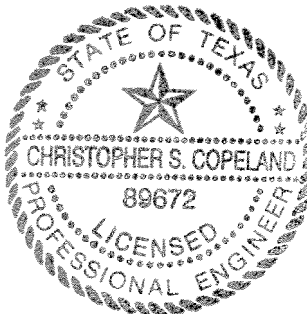
In our opinion this property is a better candidate for restoration and historical consideration since much of the original building materials are still present and could be restored to the original beautiful look.

Thank-you for the opportunity to be of service, if you have any questions please do not hesitate to call.

Sincerely,



Christopher S. Copeland, P.E.
CEO and Managing Partner



Attachments: Limitations of Report

LIMITATIONS OF REPORT

- These observations do not intend to provide an exhaustive analysis of the structural or foundation conditions and does not intend to convey the impression that detailed measurements, or examinations of the superstructure or the hidden elements of the structure were performed. Hidden elements would include framing or floors covered by sheetrock, brick veneer, carpeting or tile, etc.
- Unless otherwise indicated, this report was prepared expressly for the client involved and expressly for the purposes indicated by the client. Permission for use by any other persons for any purpose, or by the client for a different purpose is denied unless otherwise stated in writing by Copeland Engineering LLC.
- The observations, discussions, and conclusions in this report are based solely on the Field Observations contained in the report. The observed conditions are subject to change with the passage of time. The Field Observations and this report are not to be construed in any way as a guarantee or warranty as to the future life, performance, and need of repair or suitability of purpose of the subject property.
- Detailed structural calculations were performed on a small portion of the structure and this report does not imply that the remaining portion of the house meets all Building Code provisions. No detailed structural calculations were performed on the foundation as that was not part of the scope of services.
- Soil borings and materials testing are not included in this investigation, unless specifically reported.
- These observations do not include an examination or opinion regarding electrical, mechanical, plumbing systems or appliances, or roof or wall waterproof condition.
- Water damage or rotted wood will be noted if obvious, but the limited scope of the examination precludes observations of all structural members, and hidden defects may be present. Surface drainage may be noted in general as being adequate or inadequate to prevent casual water from entering the structure or ponding adjacent to foundation, but no evaluation of regional or lot drainage was done to ensure that floodwaters do not rise above the levels of the foundation and enter the building.
- Termite damage was specifically not examined for and is not a part of this scope of work.



City of Austin
BUILDING PERMIT

PERMIT NO: 1997-001983-BP

Type: RESIDENTIAL Status: Final

1811 CEDAR AVE

Issue Date: 09/26/1997

EXPIRY DATE: 04/23/1998

LEGAL DESCRIPTION LOT 14 BLK 1 OLT 32&33 DIV B GLENWOOD ADDN	SITE APPROVAL	ZONING
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PROPOSED OCCUPANCY: Remodel Residence	WORK PERMITTED: Remodel	ISSUED BY:
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TOTAL SQFT	VALUATION Tot Val Rem: \$0.00 Tot Job Val: \$10,500.00	TYPE CONST.	USE CAT. 435	GROUP	FLOORS	UNITS 1	# OF PKG SPACES
TOTAL BLDG. COVERAGE	% COVERAGE	TOTAL IMPERVIOUS COVERAGE	% COVERAGE	# OF BATHROOMS	METER SIZE		

Fee Desc	Amount	Date	Fee Desc	Amount	Date	Fee Desc	Amount	Date
Building Permit Fee	78.00	9/26/1997	Electrical Permit Fee	29.00	11/4/1997	Mechanical Permit Fee	23.00	12/18/1997
Plumbing Permit Fee	29.00	11/21/1997						
Fees Total:	159.00							

Inspection Requirements			
Building Inspection	Electric Inspection	Mechanical Inspection	Plumbing Inspection

All Buildings, Fences, Landscaping, Patios, Flatwork And Other Uses Or Obstructions Of A Drainage Easement Are Prohibited, Unless Expressly Permitted By A License Agreement Approved By COA Authorizing Use Of The Easement.
City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection.
A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.

The following permits are required as a separate permit: See Mechanical, Electrical, Plumbing permits for Related Fees and Inspections.

Comments

By Accepting Or Paying For This Permit You are Declaring That You Are The Owner Or Authorized By The Owner That The Data Submitted At The Time Of Application Was True Facts And That The Work Will Conform To The Plans And Specification Submitted Herewith.



City of Austin
BUILDING PERMIT

PERMIT NO: 1997-001983-BP

Type: RESIDENTIAL

Status: Final

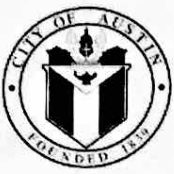
1811 CEDAR AVE

Issue Date: 09/26/1997

EXPIRY DATE: 04/23/1998

LEGAL DESCRIPTION LOT 14 BLK 1 OLT 32&33 DIV B GLENWOOD ADDN				SITE APPROVAL		ZONING		
PROPOSED OCCUPANCY: Remodel Residence		WORK PERMITTED: Remodel			ISSUED BY:			
TOTAL SQFT	VALUATION Tot Val Rem: \$0.00 Tot Job Val: \$10,500.00		TYPE CONST.	USE CAT. 435	GROUP	FLOORS	UNITS 1	# OF PKG SPACES
TOTAL BLDG. COVERAGE	% COVERAGE	TOTAL IMPERVIOUS COVERAGE	% COVERAGE	# OF BATHROOMS		METER SIZE		

Type	Date	Status	Comments	Inspector
101 Building Layout	10/17/1997	Pass	MIGRATED FROM PIER.	Fernando Ortegon
102 Foundation	10/27/1997	Pass	MIGRATED FROM PIER.	Fernando Ortegon
103 Framing	12/23/1997	Temporary	MIGRATED FROM PIER.	Fernando Ortegon
104 Insulation	12/9/1997	Temporary	MIGRATED FROM PIER.	Fernando Ortegon
105 Wallboard	12/23/1997	Pass	MIGRATED FROM PIER.	Fernando Ortegon
112 Final Building	4/23/1998	Pass	MIGRATED FROM PIER.	Fernando Ortegon



City of Austin

ELECTRIC PERMIT

PERMIT NO: 1997-001983-EP

1811 CEDAR AVE

Type: RESIDENTIAL Status: Final

Issue Date: 09/26/1997 **EXPIRY DATE: 03/27/1998**

LEGAL DESCRIPTION LOT 14 BLK 1 OLT 32&33 DIV B GLENWOOD ADDN		SITE APPROVAL		ZONING	
PROPOSED OCCUPANCY Remodel Residence	WORK PERMITTED: Remodel			ISSUED BY:	
Total SQFT	Valuation Remodel: \$.00 Total New: \$10,500.00	Use CAT 435	Floors	Units 1	

Type	Date	Status	Comments	Inspector
301 Electrical Rough	12/01/1997	Temporary	MIGRATED FROM PIER.	Oscar Gonzalez
305 Final Electric	03/27/1998	Pass	MIGRATED FROM PIER.	Oscar Gonzalez



City of Austin

PLUMBING PERMIT

PERMIT NO: 1997-001983-PP

Type: RESIDENTIAL Status: Final

1811 CEDAR AVE

Issue Date: 09/26/1997 **EXPIRY DATE: 04/23/1998**

LEGAL DESCRIPTION LOT 14 BLK 1 OLT 32&33 DIV B GLENWOOD ADDN		SITE APPROVAL	ZONING
PROPOSED OCCUPANCY Remodel Residence	WORK PERMITTED: Remodel	ISSUED BY:	
Total SQFT	Valuation Remodel: \$0.00 Total New: \$10,500.00	Use CAT. R4-2	Floors Units 1

Fee Description Plumbing Permit Fee Total Fees:	Fee Amount \$29.00 \$29.00	Paid Date 11/21/1997	Inspection Requirements Plumbing Inspection
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City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection. A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.

Comments



City of Austin

PLUMBING PERMIT

PERMIT NO: 1997-001983-PP

Type: RESIDENTIAL Status: Final

1811 CEDAR AVE

Issue Date: 09/26/1997 **EXPIRY DATE: 04/23/1998**

LEGAL DESCRIPTION LOT 14 BLK 1 OLT 32&33 DIV B GLENWOOD ADDN		SITE APPROVAL		ZONING
PROPOSED OCCUPANCY Remodel Residence	WORK PERMITTED: Remodel		ISSUED BY:	
Total SQFT	Valuation Remodel: \$.00 Total New: \$10,500.00	Use CAT. R4-2	Floors	Units 1

Type	Date	Status	Comments	Inspector
500 Plumbing Rough	11/25/1997	Pass	MIGRATED FROM PIER.	Larry Sebek
501 Plumbing Copper	11/25/1997	Pass	MIGRATED FROM PIER.	Larry Sebek
502 Plumbing Top Out	02/01/1999	Fail	MIGRATED FROM PIER.	Eli Leal
521 Final Plumbing	04/23/1998	Pass	MIGRATED FROM PIER.	Fernando Ortegon



City of Austin

MECHANICAL PERMIT

PERMIT NO: 1997-001983-MP
1811 CEDAR AVE

Type: RESIDENTIAL Status: FINAL
Issue Date: 09/26/1997 **EXPIRY DATE: 04/23/1998**

LEGAL DESCRIPTION LOT 14 BLK 1 OLT 32&33 DIV B GLENWOOD ADDN		SITE APPROVAL		ZONING	
PROPOSED OCCUPANCY Remodel Residence		WORK PERMITTED Remodel		ISSUED BY:	
Total SQFT	Valuation Remodel: \$00 Total New: \$10,500.00	Use CAT. 435	Floors	Units 1	

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<u>Fee Description</u> Mechanical Permit Fee <u>Total Fees:</u>	<u>Fee Amount</u> \$23.00 \$23.00	<u>Paid Date</u> 12/18/1997	<u>Inspection Requirements</u> Mechanical Inspection
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City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection.
A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.

<u>Comments</u>

BY ACCEPTING OR PAYING FOR THIS PERMIT YOU ARE DECLARING THAT YOU ARE THE OWNER OR AUTHORIZED BY THE OWNER THAT THE DATA SUBMITTED AT THE TIME OF APPLICATION WAS TRUE FACTS AND THAT THE WORK WILL CONFORM TO THE PLANS AND SPECIFICATION SUBMITTED HEREWITH.



City of Austin

MECHANICAL PERMIT

PERMIT NO: 1997-001983-MP
1811 CEDAR AVE

Type: RESIDENTIAL Status: FINAL
Issue Date: 09/26/1997 **EXPIRY DATE: 04/23/1998**

LEGAL DESCRIPTION LOT 14 BLK 1 OLT 32&33 DIV B GLENWOOD ADDN		SITE APPROVAL		ZONING	
PROPOSED OCCUPANCY Remodel Residence	WORK PERMITTED Remodel			ISSUED BY:	
Total SQFT	Valuation Remodel: \$.00 Total New: \$10,500.00		Use CAT. 435	Floors	Units 1
<u>Type</u>	<u>Date</u>	<u>Status</u>	<u>Comments</u>		<u>Inspector</u>
405 Final Mechanical	04/23/1998	Pass	MIGRATED FROM PIER.		Fernando Ortegon

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Dino Longi

Partner - Urbane Roost, LLC
Building Great Urban Homes

Cell: (512) 299-2474
Dino@urbaneroost.com



MLS: **473687** Area: **5** Status: **S/RES**
 Address: **1811 CEDAR Ave** List Price: **\$56,000**
 City: **Austin, TX, 78702** County: **Travis**
 PID: **02101122070000** Map: **585 R**
 Subdiv: **GLENWOOD ADDN**
 Legal: **LOT 14 BLK 1 OLT 32&33 DIV B GLENWOOD A**
 ISD: **Austin ISD**
 Elem A: **Campbell** Elem B: **Campbell**
 Mid/Int: Jr HS: **Kealing**
 9/HS: Sr HS: **McCallum**
 Type: **House/Fee-Simple** SQFT: **624/Tax Record**
 Beds: **2** M/O Bd: **2/0** \$/SF: **\$89.74**
 Baths: **1** F/H Bth: **1/0** Yr Built: **1931/Resale**
 Living: **1** Stories: **1** Dining: **/Formal Dining Room**
 Acres: Lnd SQ: Lot Size: **47.00 X 117.00**
 Pool: **No** Spa:

General Information

Garage: **No**
 Disability: **No**
 Lot Desc:
 Roof: **Composition Shingle** Faces:
 Construct: **Frame** Bldr Nm:
 Mstr Main: **Yes**
 Flooring: **Vinyl Sheet, Wood** Fireplaces:
 Kitchen: **See Agent**
 App/Equip: **Disposal, Range-Free Standing, Vented Exhaust Fan**
 View: **No View**
 Wtrfrt: **No** Wtr Accss:
 Exterior: **Deck**
 Sale Restrict: **None** Fore/REO:

Utility Information

Heat: **Natural Gas** Sewer: **City at Street**
 A/C: **No A/C** Water: **City**
 Utilities: **Electricity on Property, Natural Gas on Property**

Financial Information

HOA Name:
 HOA Fee: Est Tax: **\$211** Tax Year: **1997**
 Exempt: **None** Act Tax:
 Financing: **Cash, Conventional, FHA, VA** Pref Title: **TEAX AM.**
 Possess:

Showing Information

Show: **Go** Access:
 Lockbox: **Lockbox** Security:
 Directions: **NEAR EAST, RIGHT ON CEDAR.** Sign: **Yes**

Ag Remarks: **TOTAL REDO, NEW PLUMBING, ELEC., INSTALATION, G DISPO., HOT WATER H., W&D CON. STOVE, WINDOWS, SCREENS, LIGHT FIXTURE, NEW ROOF, NEW COCCREAT FOUNDATION, SPRIED FOR TERMITE & BUGS PREVENTION. PECAN TREE, FRONT & BACK WALK TO BUS. STOP.**

Office Information

List Agent: **293111/Yendra Kamal** Ag Phone: **(512) 565-6255** Ag Fax: **512-296-2595**
 List Office: **021R/John Horton Realty** Off Phone: **(512) 834-1600** Sub Ag: **3.00%**
 List Ag 2: LA 2 Phone: Buy Ag: **3.00%**
 Own Name: **CAMPBELL SUE ANN** Bonus:
 Occupant: **Vacant** List Date: **07/31/1998**
 Ag Email: **yendrak@yahoo.com** Exp Date:
 Intrmdry: **Yes** VarComm: ADOM: **88** OLP: **\$56,000**
 BA: **293111/Yendra Kamal** SSQFT: **\$89.74** Sold Price: **\$56,000**
 BO: **021R/John Horton Realty** BCCST: **Excellent** Sold Date: **11/09/1998**
 Terms: **VA** SD Cond: **Excellent** Pend Date: **10/27/1998**
 Repairs: New Loan: **\$73,200**

MLS #	Address	Type	Price	Chg Type	Effective	Chg Info	Chg Date	DOM	CC
1323098	1811 CEDAR Ave	RES	\$290,000	Sold	08/31/16	(\$275,000)	09/01/16	15	
1323098	1811 CEDAR Ave	RES	\$290,000	Pending	07/31/16	A->PB	08/01/16	15	
1323098	1811 CEDAR Ave	RES	\$290,000	New	07/16/16	->A	07/16/16	0	

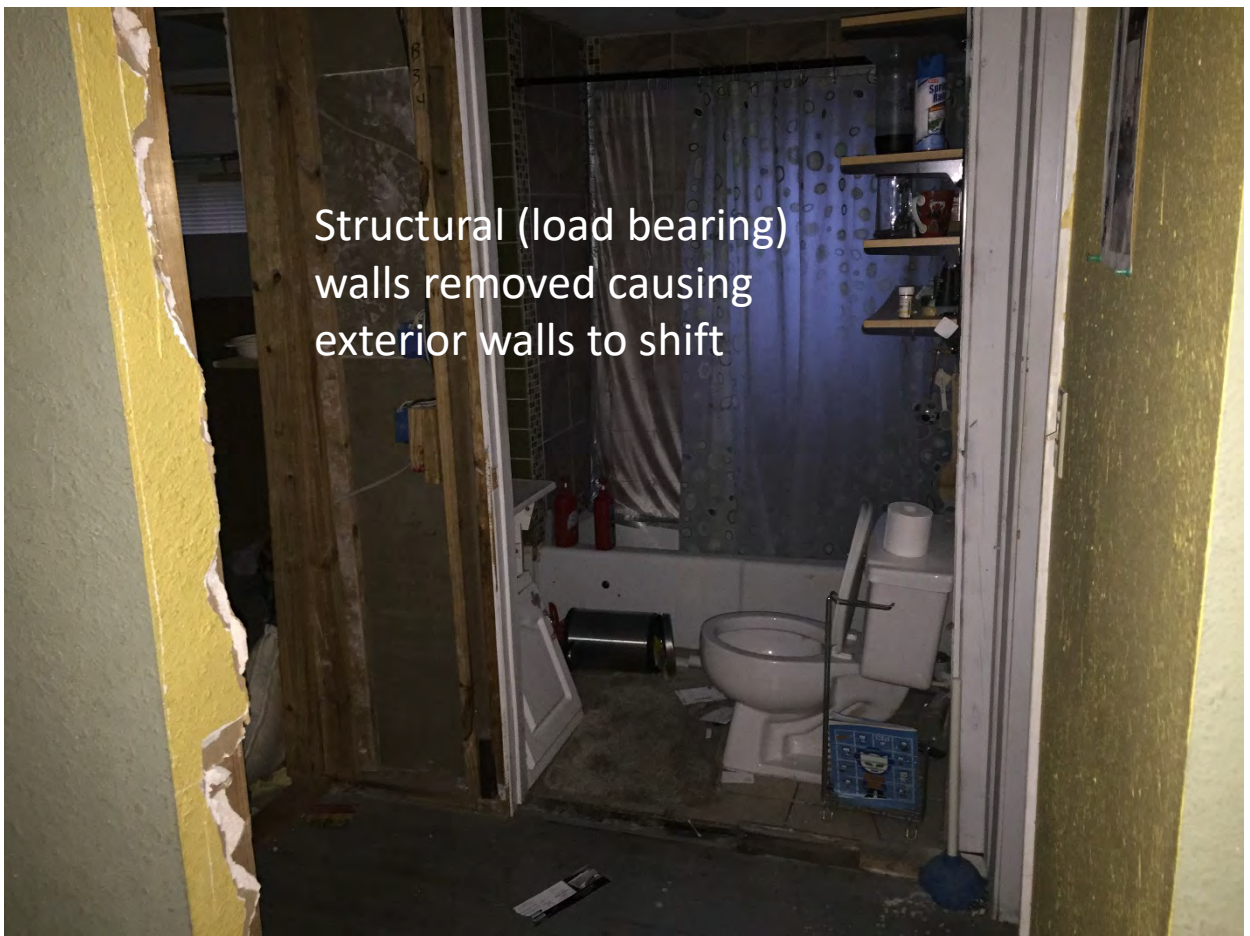
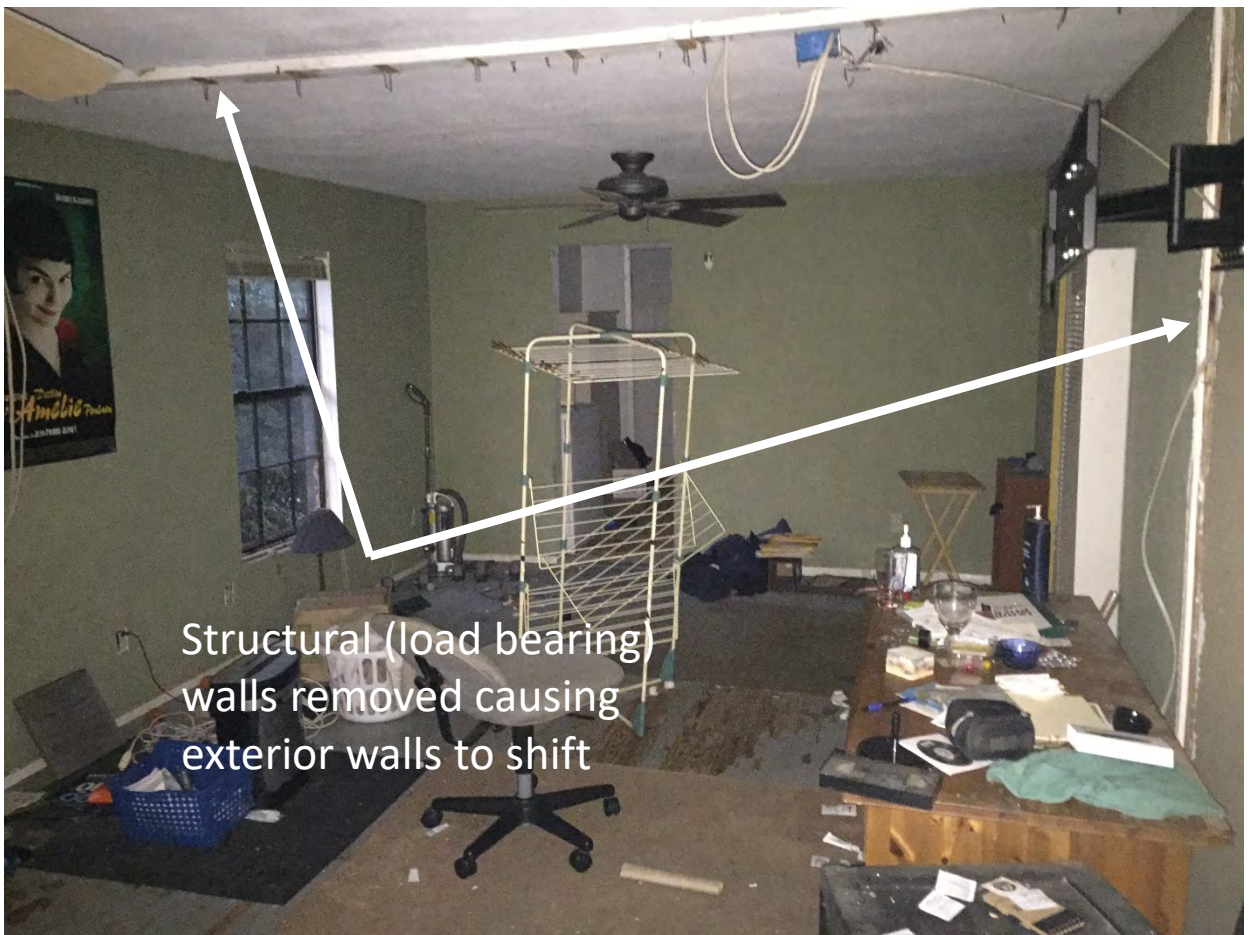


New siding,
windows, doors
installed in 1998



Damaged
(mold, rot,
termite
damage) to
structure

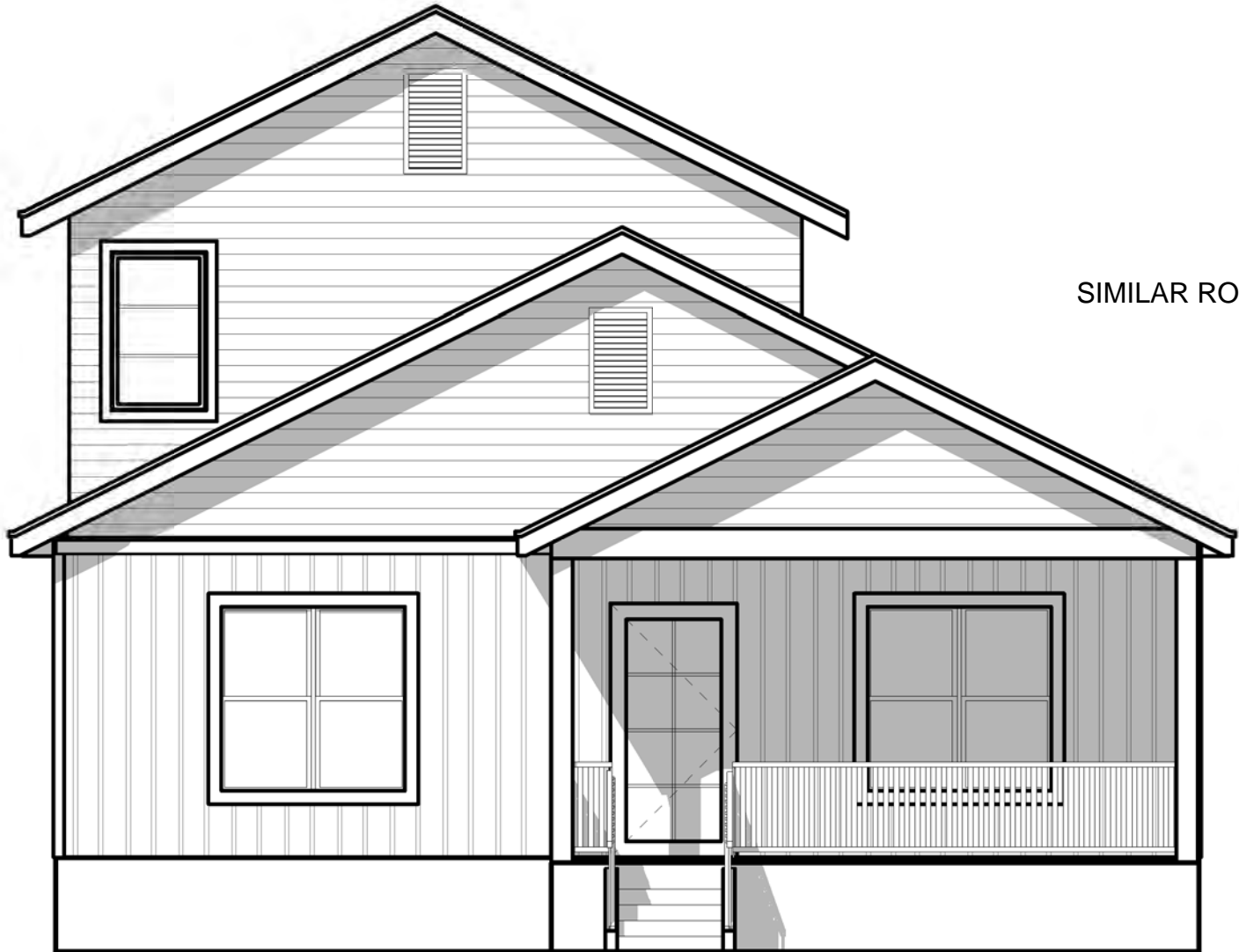




Urbane Roost, LLC
1811 Cedar Avenue - Renovation Cost Estimate
11/14/2016

#	Area	Details	Total
1	Engineering	Strucutural engineering for the pier and beam foundation, perimter walls, interior walls, and roof. Temporary structural support while homeis under construction	\$ 5,000.00
2	Parital demolition	Partial demoition of existing strucuture and mold remediation	\$ 9,000.00
3	Termite mitigation	Spray for termite mitigation	\$ 500.00
4	Foundation	New piers, new rim joists, new floor joists	\$ 38,000.00
5	Walls	Labor and material for new perimeter walls and interior walls	\$ 21,000.00
6	Roof	New roof trusses, decking, shingles, flashing	\$ 15,000.00
7	Exterior of home	New siding, eaves, porch, skirt around crawl space, paint	\$ 17,500.00
8	Electrical	Bring electrical up to code	\$ 7,500.00
9	Mechanical	Bring HVAC up to code	\$ 7,000.00
10	Plumbing	Bring plumbing up to code	\$ 8,000.00
		TOTAL	\$ 128,500.00

1811 CEDAR AVENUE
PROPOSED NEW HOME



SIMILAR ROOF LINES



① Front Elevation Existing 11x17
3/16" = 1'-0"

OFFSET FRONT PORCH

Urbane Roost
1811 Cedar Avenue
Austin, TX 78702

design visions
unique residential design
830. 992. 3640
www.designvisionsofaustin.com



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PROJECT:
Urbane Roost
EXISTING FRONT
ELEVATION

X.5a
date: 10.21.16
project # 16082

1811 Cedar Avenue

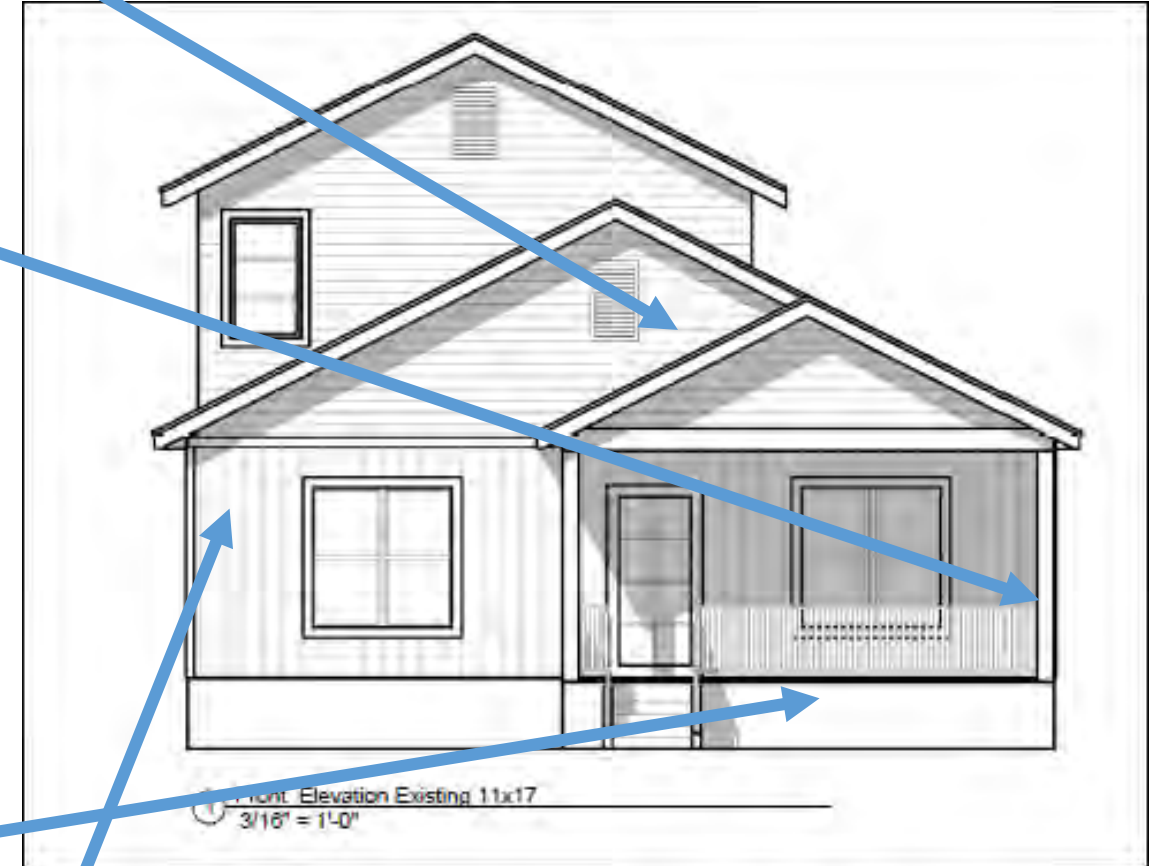
Current Structure



Square Post

Rooflines

Proposed Home



Front Porch

**Siding – Board & Batt, with
horizontal siding on top**