

Bertron, Cara

From: Natalya Sheddan [REDACTED]
Sent: Tuesday, December 11, 2018 2:09 PM
To: Will SHEDDAN; Bertron, Cara
Subject: Re: Questions: 1506 Wethersfield

Cara,

I'm attaching more photos taken this afternoon showing life-safety issues. We have to fix the underlying issue that caused the house to crack and shift—drainage from improper roof design. The lot is sloped so all the rainwater just sits around the house. You can also see from pics that siding is damaged where the porch currently ends.

I even talked to our neighbor again today. She had similar issues and couldn't find a way around them. I'm also attaching a photo of addition the neighbor did in the back.

I realize the commission can delay but we're paying double mortgage and this house is sitting there uninhabitable (and about to crumble). The longer it sits, the more damage will be caused by rain. It is my hope you can revise your recommendation to the commission to approve now, based on these new photos, life safety issues, hardships, and the neighbors.

We also met with the Holocek family at this house when we bought this house and they were very happy that we will be remodeling and adding on to this house instead of demolishing, given the severity of issues.

Please let me know if there is anything else you need to help you revise the staff recommendation. (By the way, I am commissioner on the Building and Standards Commission so I know sometimes your hands are tied.)

Thank you,

Natalya Sheddan































Neighbor's
addition in
back

Cara,

Here are some photos to give you an idea. This house has literally the lowest roof on the street (see photos). So raising it and adding dormers will actually make it look more like the rest of the neighborhood. I will send you more photos this afternoon with details of roof drainage issues and huge cracks in walls.

Thank you,

Natalya Sheddan

On Tue, Dec 11, 2018 at 11:30 AM Natalya Sheddan [REDACTED] wrote:
Hi Cara,

I'm Will's wife and the property owner (this will be our home). I will be drafting a detailed letter with photos showing why everything we are proposing is the absolute minimum required to bring this home in compliance with code and make it safe and habitable for our family. In short, we have spent countless hours with our architect to try to preserve as much as possible without changing the house. We talked to neighbors about what they have done and I personally looked up all the permits/plans for several houses on our street. This house is currently non-habitable and has extensive code/energy issues: no central a/c and heat, "tilted" and cracks in walls because of foundation, severe water damage to front porch and siding because of improper roof drainage, back porch (where we are replacing the wall) was not properly enclosed. It is literally physically impossible not to raise the roof because we need to make room for central A/C and heat to make this up to code and COA energy compliant. The back addition was specifically placed at the wall that was improperly enclosed by prior owners since we have to fix it anyway to make it habitable. The roof also needs to be fixed to avoid improper drainage at the front-- this is the cause of foundation issues-- water accumulating and house literally shifting in constantly wet soil.

After talking to neighbors, we are doing literally exactly the same that they did. I will provide photos of numerous houses that had to fix the roof the same way we are to add central air and that have the same additions in the back. Our neighbors have looked for alternatives too and there just aren't any. This house is 900 sq feet and that's just not enough room for 4 humans and 2 large dogs. (not to mention that its not safe or habitable without these changes). This house sat on the market for months because, honestly, its a teardown. But we are doing everything we can to preserve it. It would be much more economical to tear it down but we spent most of our lives in Austin and plan to raise our children here so we want to preserve as much history as possible.

Thank you,

Natalya Sheddan

On Tue, Dec 11, 2018 at 10:48 AM will sheddan [REDACTED]

Begin forwarded message:

From: "Bertron, Cara" <Cara.Bertron@austintexas.gov>
Date: December 11, 2018 at 10:26:36 AM CST
To: will sheddan [REDACTED]
Subject: RE: Questions: 1506 Wethersfield

Hi Will,

Thanks for your quick response. The rear addition is highly compatible with the existing house, but the proposed changes to the house itself will alter its historic character irreversibly and render it noncontributing in the historic district. Is there any way that those changes—especially to the front of the house—can be reconsidered? As I think we discussed, the Historic Landmark Commission only comments on building permits in National Register historic districts and cannot stop a project, but it can postpone a decision for up to 75 days.

I'm attaching my draft staff report evaluating the project. Please let me know if you have any questions.

Cara

Cara Bertron

Senior Planner / Deputy Historic Preservation Officer

City of Austin Planning and Zoning Department

(512) 974-1446 / cara.bertron@austintexas.gov

From: will sheddan [REDACTED]
Sent: Monday, December 10, 2018 7:45 PM
To: Bertron, Cara <Cara.Bertron@austintexas.gov>
Subject: Re: Questions: 1506 Wethersfield

Hello there Cara.

1. The windows are planned to be either aluminum or vinyl.
2. Exterior siding is going to be a hardi plank artisan siding predominately with some cedar wood accents.

Please let me know if this answers your questions and if you need anything else

Thank You,

Will Sheddan

On Dec 10, 2018, at 7:26 PM, Bertron, Cara <Cara.Bertron@austintexas.gov> wrote:

Hi Will,

I'm the case manager for the proposed project at 1506 Wethersfield, which will be reviewed at the Dec. 17 HLC meeting—we may have spoken on the phone last week. I'm writing with a few specific questions:

1. What is the window material for the new windows? Composite-sash, vinyl-sash, or something else?
2. What is the cladding material on the addition? Wood, cement board/hardiplank, or something else?

Thanks in advance for your quick response. Please let me know if you have any questions.

Cara

Cara Bertron

Senior Planner / Deputy Historic Preservation Officer

City of Austin Planning and Zoning Department

(512) 974-1446 / cara.bertron@austintexas.gov



1707 Wehtersfield

- added dormers
- extended porch



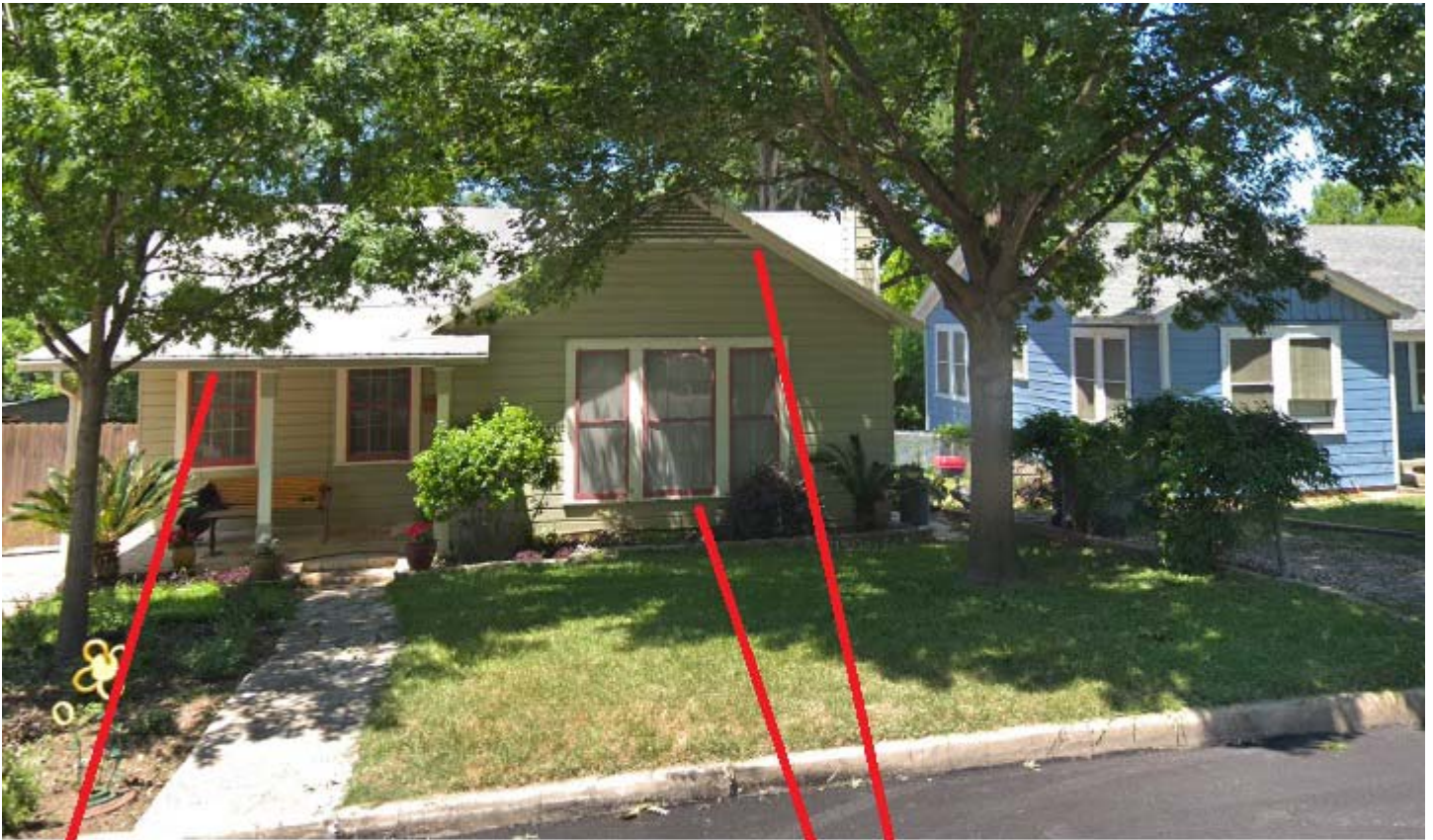
1606 Wethersfield

- Elevated
roof/dormers to
make room
- added windows



garage barely star
with water damage
concrete blocks





- extended porch/roof to fix drainage
- added windows
- elevated roof to add central HVAC
- added dormers



im
re

shif
a hu

da
fr
w



subject house

neighbors
enlarged windows

window A/C unit

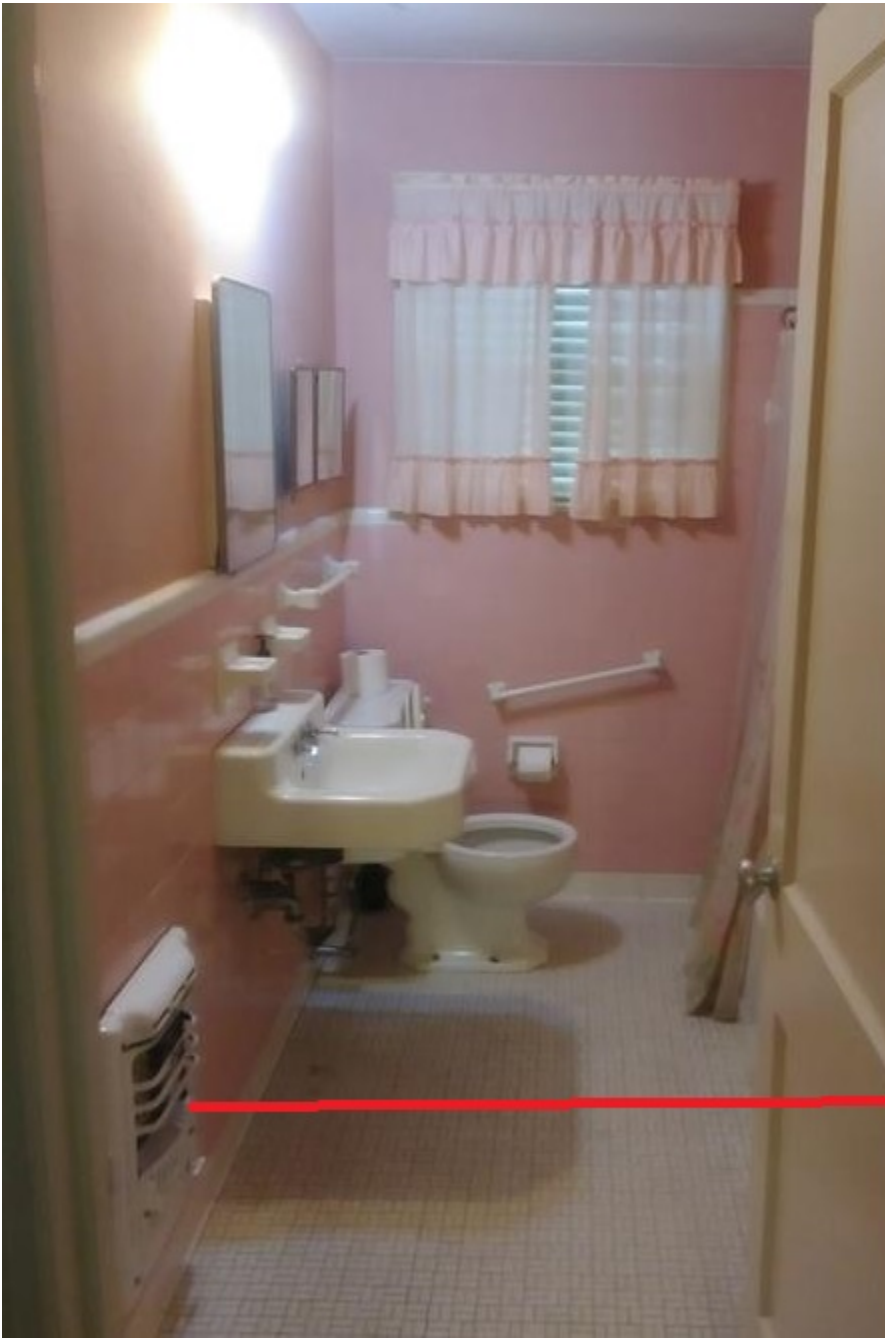


back wall th
-not to code
-water dama
-not insulate
-improperly





garage-
titled and sunken --
unsafe structure



wall heater not
safe and not
properly
functional; need
central HVAC