

Bertron, Cara

From: Kevin Sims [REDACTED]
Sent: Wednesday, January 22, 2020 12:31 PM
To: Bertron, Cara
Cc: Gaudette, Angela
Subject: Re: 1215 W 9th St - West Line - Contributing
Attachments: 1215W9thSt_200127.pdf

It helps to include the attachment.

Please note that the height of the proposed roof line is 1'9" higher than it is now. The porch height stays the same but the slope of the porch roof is increased to maintain the overall proportions of the building. This is something I discussed with the neighborhood. I am meeting with them again this Thursday as a final courtesy.

The proposed rear replacement addition is not detailed but the dimensions of it are accurate.

The building floors are out of level by 1" to 6". The exterior walls are out of plumb from 2" to 7", giving new meaning to entasis (sorry, that's meant to be a joke...). The ridge of the roof sags toward the middle 8" to 10", giving it a kind of pagoda look, which I like, but it isn't a viable structural condition.

After extensive investigation and analysis, it is obvious that the existing building is an extreme state of deterioration and disrepair. As it is, the building is both physically dangerous and an environmental hazard. To rehabilitate it, I will have to carefully rebuild it board by board in order to bring it up to minimum safety and accessibility standards. In other words, I will have to take it down to the stud(s) and replace most of the structural components. Can we have the hearing at the location? I'll show you what I mean.

Let me know if I'm missing anything or if you would like to discuss. I did not include the survey or engineering analysis because I believe you already have those documents. Apologies for grammatical errors.

Thanks.

On January 21, 2020 at 3:47 PM, "Bertron, Cara" <Cara.Bertron@austintexas.gov> wrote:

Hi Kevin, this is to follow up with a phone message I just left you. I'll need the revised plans by noon tomorrow (Tuesday).

Thanks, and hope all's well—

Cara

Cara Bertron

Senior Planner / Deputy Historic Preservation Officer

City of Austin Planning and Zoning Department