

703 Oakland Avenue



Inspection Report : Exterior Walls

Deficient: Significant and detrimental water damage observed at wall assemblies. Condition is most severe at east wall and "garage" transition. Other locations included around all wall openings (doors, windows, etc.). As repairs are conducted, additional areas are expected to be discovered. The water damage is correlated with deferred maintenance, missing flashing and weatherization details and poor construction practices. **If ignored, condition will progress.**

 (3) **Deficient:** End-of-life conditions observed at siding veneer. Defects included: wood rot, deterioration, water damage, loose boards, damaged boards.



E. Item 9(Picture)



E. Item 10(Picture)



E. Item 11(Picture)



E. Item 12(Picture)



Visible active termites



4C. REPORT FORWARDED TO: Title Company or Mortgagee 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. Residence

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) # Year specify in 6B.

6B. The obstructed or inaccessible areas include but are not limited to the following:

Attic <input type="checkbox"/>	Insulated area of attic <input checked="" type="checkbox"/>	Plumbing Areas <input checked="" type="checkbox"/>	Plaster box abutting structure <input type="checkbox"/>
Deck <input type="checkbox"/>	Sub Floors <input type="checkbox"/>	Slab Joints <input type="checkbox"/>	Crawl Space <input type="checkbox"/>
Soil Grade Too High <input type="checkbox"/>	Heavy Foliage <input type="checkbox"/>	Eaves <input type="checkbox"/>	Weepholes <input type="checkbox"/>

Other Specify: wall voids

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

7B. Conducive Conditions include but are not limited to:

Debris under or around structure (K) <input type="checkbox"/>	Wood to Ground Contact (G) <input checked="" type="checkbox"/>	Formboards left in place (I) <input type="checkbox"/>	Excessive Moisture (L) <input type="checkbox"/>
Plaster box abutting structure (O) <input type="checkbox"/>	Footings too low or soil line too high (LW) <input type="checkbox"/>	Wood Rot (M) <input type="checkbox"/>	Heavy Foliage (N) <input type="checkbox"/>
Insufficient ventilation (T) <input type="checkbox"/>	Other (C) <input type="checkbox"/>	Wooden Fence in Contact with the Structure (R) <input type="checkbox"/>	

Other (C) Specify: N/A

8. Inspection Reveals Visible Evidence in or on the structure:

	Active Infestation	Previous Infestation	Previous Treatment
8A. Subterranean Termites	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
8B. Drywood Termites	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
8C. Formosan Termites	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
8D. Carpenter Ants	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
8E. Other Wood Destroying Insects	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Specify: _____

8F. Explanation of signs of previous treatment (including pesticides, baits, existing treatment stickers or other methods) identified: N/A

8G. Visible evidence of active sub-termites has been observed in the following areas: various areas under structure.

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)

Licensed and Regulated by the Texas Department of Agriculture, Structural Pest Control Service,
PO Box 12847, Austin, Texas 78711-2847

SPCS-T-4 (Rev. 08/01/07) Phone 888-918-4481 512-305-8250 Fax 888-232-2567 Buyer's Initials _____

Smooth Terrace Design Standards : Exterior Walls

If replacement of the historic exterior wall materials is necessary, choose a material similar in dimensions, profile, reveal, and texture to the historic material, and install the new materials so that they do not damage adjacent historic fabric and so that they maintain the planar relationships and joint patterns that existed historically relative to window frames, door frames, and other exterior features

What Katie Did:

Discussion with OWANA zoning members
Selected tear-drop siding based on the historical significance and relates to the character of the homes built in 1930s.

Installed flashing and water barrier (zip board)
for long term preservation.

Replaced window molding with pressure-treated wood
for long term preservation but maintaining same
architectural
design from 1938.



Inspection Report : Windows

Deficient: The windows are in over-all very poor condition. The majority of windows observed with water penetrations issues, air infiltration issues, deteriorated glazing, cracked panes and damaged/missing counter balance springs, impeded egress (can not escape during emergency - windows do not open).



H. Item 1(Picture)



H. Item 2(Picture)



H. Item 3(Picture)



H. Item 4(Picture)



H. Item 5(Picture)



H. Item 6(Picture)



H. Item 7(Picture)



H. Item 8(Picture)



H. Item 9(Picture)



H. Item 10(Picture)

Smoot Terrace Design Standards : Windows

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1. Avoid alterations that enlarge or relocate window openings
 2. Retain and repair all components of existing historic windows unless HPO staff and/or the HLC agree that the individual component is deteriorated beyond repair
 3. If replacement of historic windows is necessary, use windows that are the same size and match the dimensions, profile, and configuration of historic windows
 4. Substitute materials are appropriate if they maintain the profile and finish appearance of the historic window.

What Katie Did

1. Did not enlarge or relocate any window openings with the exception two rear kitchen windows (south wall - facing backyard)
2. Retained and repaired all possible historic windows by mixing and matching components which were salvageable.
3. For necessary replacement of historic windows, used windows that are the same size and match the dimensions, profile, and configuration of historic windows
4. Substituted materials are appropriate to the profile and finish appearance of the historic window.
5. Replacement windows were installed so that they maintain the same planar relationships and joint patterns as existed historically relative to window frames, exterior wall planes, and other exterior features.

August 2019



February 2020





February 2020

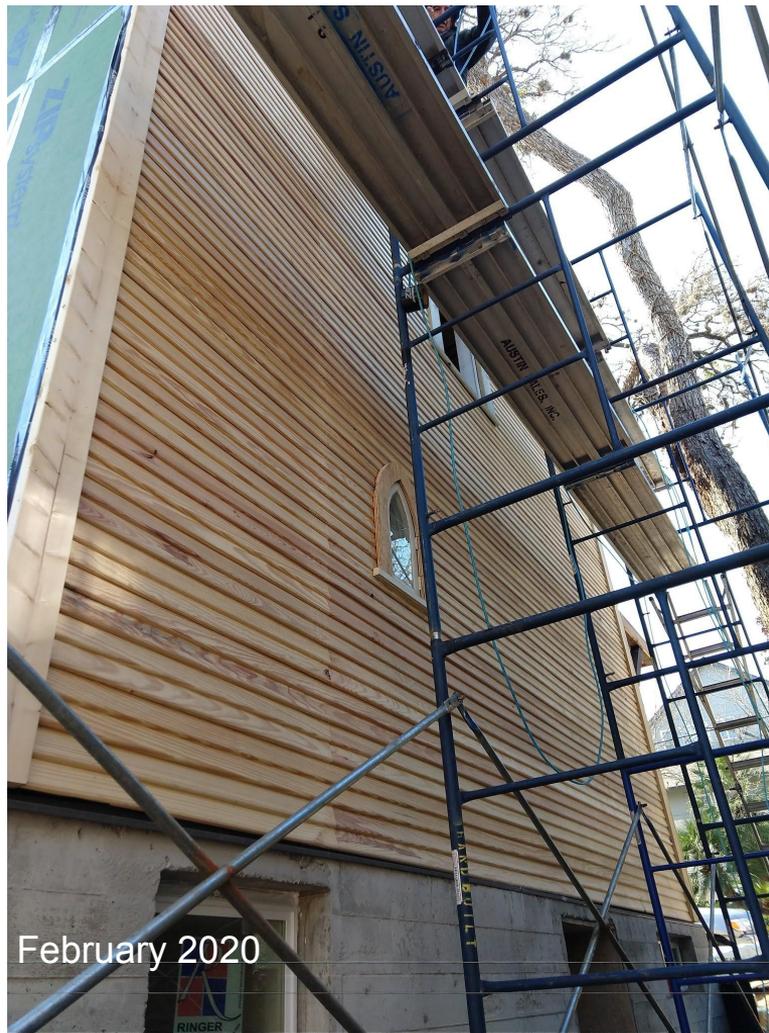
West and South wall of house



August 2019



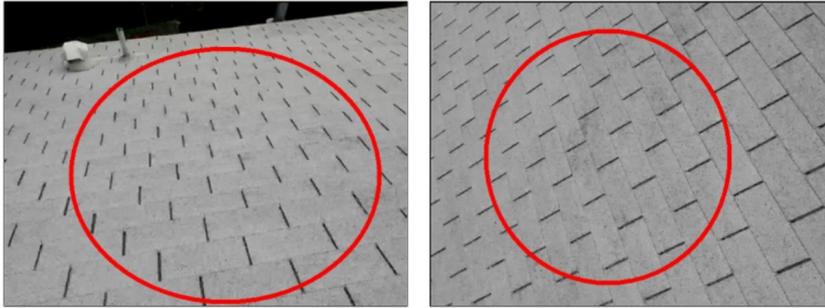
East side of house August 2019



February 2020

Inspection Report : Roof

 (2) **Deficient:** End-of-life conditions observed at shingles. Defects included: granule loss, exposed substrate, "premature bald" patches, bond failure, damaged shingles (abrasions), probable fastening failure. Current conditions will accelerate that the wear rate on the roof. Areas will require patching with tar as leaks develops. Expect replacement recommendation from Roofing Contactor.



(3) **Deficient:** Overhanging tree branches in-close-proximity to shingles. Current building standards require 3ft tree clearance from roof covering to prevent shingle damage from wind.



Smoot Terrace Design Standards : Roof

1. Retain and repair the original roof shape, including pitches, profiles, and eave heights and depths within 15 feet of the front

2. Retain and repair historic dormers, historic gable/attic vents, historic roof brackets, and historic chimneys unless they are deteriorated beyond repair

Recommendations a. If replacing roof materials and features that are deteriorated beyond repair, first consider using the original material, then the use of a product that matches the dimensions, profile, appearance, and configuration of the historic material; metal roofs are also acceptable

What Katie Did

1. Retained original roof shape, including pitches, profiles, and eave heights and depths within 15 feet of the front
2. Cut back trees
3. Requesting Snap Lock Galvalume roofing to be installed.
(50 year)

Inspection Report : Porch

(1) **Deficient:** Porch shows cracking, loose stones, out-of-level appearance, in-adequate riser and tread dimensions.



K. Item 1(Picture)



K. Item 2(Picture)



Smoot Terrace Design Standards : Site Improvement

Maintain and repair, rather than replace, existing historic fences, walls, retaining walls, and steps according to accepted preservation techniques

K Ertle note: The original steps were not to code.

What Katie Did

Kept all historical stones to rebuild a safe and code compliant set of stairs leading to front doors. Remaining stones can be used for landscaping around front of house. Stairs must be code-compliant.

Requesting that the stairs be built for the safety of an 87 year-old man with wider threads for a walker, all risers the same height and no tripping hazard.

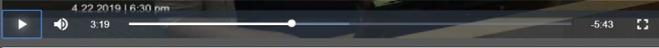




Historic Landmark Commission



Item: 4-B7
LHD-2019-0012; 703 Oakland Avenue, District 9



Item 4 B7

LHD-2019-0012 – Discussion 703 Oakland Avenue – Smoot/Terrace Park Historic District Council District 9 Proposal: Demolish a ca. 1938 contributing building. Applicant: Hayden Homes City Staff; Kalan Contreras, Historic Preservation Office, 974-2727 Committee Recommendation: Not reviewed. Staff Recommendation: Deny the application; encourage applicant to consider other solutions that meet the district’s design standards.

April 22, 2019 Historic Landmark

Meeting Index Full Agenda Share



Reading of the Agenda

Call to Order



Election of Officers

Election of Officers



Consent Agenda (Part 1 of 2)

Consent Items: B2, B3, B5, C3, C5, D5 - D8, D13



Postponed Items

Postponed: A2, B1, C1, C2, D2 - D4, D14



Withdrawn Item

Withdrawn: D12



Item 4 B7

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Item 1

CITIZEN COMMUNICATION: GENERAL The first three speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address items not posted on the agenda.



Item 4 A1 (Part 1 of 2)

HDP-2018-0673 – Leach-Smith House 1400 Winsted Lane Council District 10 Applicant: Historic Landmark Commission City Staff; Steve Sadowsky, Historic Preservation Office, 974-6454 Staff Recommendation: Recommend historic zoning if the Commission is comfortable with the criterion for historical association being met with only a 2-year span during the historic period.



Item 4 B2

C14H-2010-0023 – Offered for consent approval Knippa-Huffman House, 2414 Harris Boulevard Proposal: