

#67

Sadowsky, Steve

Late Backup

From: Susan J. Pryor [sjp@itinst.com]
Sent: Monday, August 16, 2010 10:29 PM
To: Sadowsky, Steve
Subject: Write-up of Presentation to Planning Commission



3300Duval-Photo1.jpg
pg (176 KB)



3300Duval-Photo2.jpg
pg (94 KB)



3300Duval-Photo3.jpg
pg (25 KB)



3300Duval-Photo4.jpg
pg (65 KB)



3300Duval-Photo5.jpg
pg (52 KB)



3300Duval-Photo6.jpg
pg (37 KB)



3300Duval-Photo7.jpg
pg (43 KB)



3300Duval-Photo8.jpg
pg (37 KB)



3300Duval-Photo9.jpg
pg (30 KB)

Below is a write-up of the presentation (more or less) given at the Planning Commission. If you need any additional information - please don't hesitate to contact me. Sincerely, Susan J. Pryor (512) 476-5676

Date: August 16, 2010
To: Steve Sadowsky
From: Susan J. Pryor – owner of 3300 Duval Street

Re: 408 East 33rd Street

This information is in regard to the property located at 408 East 33rd Street. I am the adjacent property owner at 3300 Duval Street. The property at 408 was part of our property and was sectioned off at the time we purchased our home in 1992. (See Photo 1 – our house at time of purchase 1992).

At the time of purchase, we were told by the godchild of the Krueger family as well as the Krueger family representative, that the house was originally moved from somewhere in the University of Texas area to its current location. This was reconfirmed by John Boswell who was living in the property at the time of purchase and did so until his death in 1997.

Our home has historic designation and we had contracted Peter Flagg Maxson to research our property and help with the process. At the time, Peter provided us with Sanborn maps and such that did show other structures on the property – but none that conformed to the house at 408. The one structure that was shown in earlier maps was rectangular in shape like 408 – but smaller. It was located where the existing driveway is and was probably removed at the time the driveway was installed.

Our home was constructed by the Finch family. The Finch family is well known in Austin for many reasons, among them the architecturally significant properties that they built. There are 3 in my area (my home, the home 2 houses away and one just on the other side of Speedway). The Finch family was known for quality construction. The garage they built on the property (See Photo 2) and a garage on the next door property (torn down several years ago) were all of far superior quality and construction than the property located at 408.

The Krueger Family purchased the property on or about 1942. The Krueger family moved the 408 house to its current location. I've tried to share as much of this information with the people researching the property – but apparently, it does not conform to what they want it to be – so they have shown little interest in the research information I have.

At one point, there was a presentation on how the structure that appears on earlier maps could be the same one that is currently at 408. Renderings were made showing how the Krueger family could have enlarged the structure to meet the current dimensions. My experience with the Krueger family and the way they maintained

their primary residence leads me to believe the scenario presented is highly unlikely.

At the time of purchase, virtually no work had been done in our home including the electrical and plumbing. There was 1 outlet in the entire upstairs and extensive evidence of water damage throughout the home. The plumbing damage included one wall (shown in Photo 3) and the ceiling in the living room – other plumbing damage included the ceiling in the kitchen (underneath the upstairs back bathroom) and the office ceiling which was completely removed (and never replaced – acoustical tiles were put on the studs to cover the exposed wood). As shown in the photo – sheetrock was used to repair the plaster in the living room and no effort was made to match or retain the type of construction.

No painting was done to the interior. If it was done on move-in – there was no evidence of it. Photos 4 and 5 show the hallways of the downstairs and upstairs of our home when we moved in. The condition of the paint is not the result of 20 years of neglect – it's at least 50.

The front porch was failing down (see photo 6). The roof (photo 7) was in such disrepair that the upstairs bedroom had the ceiling falling in and major cracking (photo 8). Throughout the home there was major termite repair – including an upstairs bedroom.

Finally, the construction quality done during the ownership by the Krueger family was very poor. The 'lean to' garage – placed on the back of the existing garage (photo 1) had to be torn down because it was falling down at the time of move-in. The kitchen cabinets had been replaced (actually the best room in the home) with the lowest quality, mass produced cabinets available at the time. In Photo 9, you can see the cabinets and the type of fur downs used in the kitchen.

This all indicates that it is very unlikely that they would have sensitively remodeled the property at 408 so that the doors and windows would have matched and sensitively expanded the rectangular building that was noted on earlier maps. In addition, the last person who came by to move the house pointed out that the flooring indicates that the back 2 rooms (the existing kitchen and bath) were added on – as the flooring goes in a different direction than the front portion of the house.

All this evidence would support the fact that a 2 room building was moved onto the property by the Krueger family and an additional two rooms were added to the back of the building (the existing kitchen and bath).

My husband and I are committed to historic properties and historic zoning. We have dedicated our lives to older homes – including the one we live in. Older homes sensitively restored and maintained create anchors in communities and allow others to invest in these areas knowing they are stable. Homes that are poorly built with spotty history do not add to this stability. A property like the one at 408 that has been poorly maintained and has no clear history before the 1940's does not qualify for historic treatment.

The 408 property has been primarily used as temporary housing and would continue as this use in the future. Board and batten construction is not energy efficient without serious effort and expense in the basic construction. The original wood construction at 408 is severely deteriorated – such that significant portions have been replaced with unmatched boards, many boards are rotted, and several of the battens do not completely cover the space between the boards. To make this a viable home would far exceed the cost of building a new beautiful home.

Finally, the Boes family wants to build their home at this location. They want to build the type of home that will be here long after they are gone. The kind of home that would one day be a candidate for historic designation. The kind of home that would add to the stability of the area. It would be very sad indeed if a property owner with the best of intentions, the knowledge, ability, and resources to build the kind of home we would all want next door to us is denied his right to do so.



