



Richard Suttle
Armbrust & Brown, PLLC
100 Congress, Suite 1300
Austin, TX 78701

June 25, 2021

Re: Architectural Analysis for 2708 Scenic Drive, Austin, Texas 78703

Dear Mr. Suttle,

As a professionally licensed architect in Texas and with the National Council of Architectural Registration Boards, I am very familiar with Roland Gommel Roessner's architecture. In accordance with your request, I have conducted an architectural analysis of the structure located at 2708 Scenic Drive. **From my analysis and understanding of Roessner's work, this structure is not an outstanding example of the work for which he is known.** In fact, there are several other structures in Austin that serve as better representations of his work, such as the following:

1. 3607 Balcones Drive
2. 3403 Westledge Circle
3. 3414 Foothill Terrace
4. 7 Green Lane
5. 3509 Mount Barker Drive
6. 2802 Rock Way, Rollingwood

There have also been significant post-construction additions made to the original structure as originally designed, such as a sky bridge, chimney, a basement addition to the main structure, aluminum retrofit windows, attempted foundation repair with waterproofing and drainage system issues all along the front foundation, and the addition of stone veneer on the basement north wall. A secondary structure was later added on the property in 1967 which connected to the original house by the sky bridge. Roessner is known for using particular materials in his designs, and this now altered structure does not appear to represent a consistent use of the type of glass, exposed rafters and indoor-outdoor Saltillo tile that he's known for. These additions degrade the integrity and level of detail that defines Roessner's other work.

Also, the extremely deteriorated state of the house, and low standards of construction compared to today's minimum standards, would require extensive repairs and remodeling to bring the house up to current building and safety codes – to say nothing of “green” energy efficiency and health requirements. The needed replacement materials and equipment would surely significantly degrade the original design intent further and stand as a poor replica of the original.

In conclusion, this structure has been materially altered, is in a very deteriorated state, and is not a

significant or innovative representation of Roessner's work. Its layout is perfunctory. Compared to other significant representative examples of his work as listed above, this structure does not currently display the level of detail that Roessner carried out through his other residential efforts, even if it originally did.

For the past two decades I have also been chairman of the neighborhood Architectural Committee (Tarrytown River Oaks, Section Two) in which this home is located. This home, with its general state of disrepair and questionable integrity, has been an eyesore in our neighborhood for quite a few years. I can assure you that the neighbors would have no concerns should this home be replaced.

Best Regards,

A handwritten signature in blue ink that reads "Peter L. Pfeiffer FAIA". The signature is written in a cursive style with some corrections and is positioned above the typed name.

Peter L. Pfeiffer, FAIA

Founding Principal - Barley | Pfeiffer Architecture