

Case No. CD223-003(RD)

March 23rd. 2023

Annemarie Bristow (Appellant) vs. Landmark Commission (Appellee)

Re: 338 S Fleming Ave, Dallas, TX 75203 (Tenth Street Historic District)

Zoning: PD-338 COMMERCIAL

Status: NON-CONTRIBUTING (1994)(19 Years)

BRIEF IN OPPOSITION TO THE LANDMARK COMMISSION'S DECISION

TO THE HONORABLE COMMISSIONERS OF THE CITY PLAN COMMISSION:

Annemarie Bristow, the property owner at 338 S Fleming Ave., now submits this brief in opposition to the Landmark's decision to deny part of the Appellant's application for a Certificate of Demolition and Removal due to an imminent threat to public health/safety. This application was the 3rd demolition application reviewed by the Landmark and the 2nd reviewed by the CPC. The CA was denied without prejudice by the Landmark on December 6th 2021 and CA was approved by the Landmark on June 6th 2022 .

A. Facts and Background

NON-CONTRIBUTOR

The structure at issue (338 South Fleming Ave) was listed as a non-contributing structure; historically, the building's destination had been determined since the Tenth Street Historic District had been considered historic in 1994, executed by the National Register of Historic Places. The number of resources listed within the community was determined and identified. Within the district, fifty-one (51) buildings were considered non-contributors. For the most part 338 S. Fleming Ave. has always been a non-contributor mostly since it was a commercial business for decades-not a home and does processes very little historic integrity.

Furthermore, Former Director Miller assessment that no survey had been done for years-was not true, a re-evaluation was conducted by the Smith/Searle 10th. Street Historic District Property List -Update of 1994 Nat. Reg. Survey, Field Work conducted by Christina Smith/Katherine Searle May 2006, is the most accurate published survey on the Tenth Street District to date.

The structure operated in the 1990s (found receipts) as a commercial business that produced architectural plaster details and concrete statuary figurines. This commercial business had removed all the porch-column supports and enclosed the three-sided wrap-around porches with simple plywood; Jara Statuary and Mold Company were established on Davis Street in 2001. The structure had been abandoned but was still used for storage.

The present owner Ms. Bristow bought the property in July 2021. She took immediate steps to work with the Office of Historic Preservation and find and hire the right professionals to design - navigate the historical preservation process-hired a lawyer to deal with legal issues and got a professional engineer to examine building structural integrity.

COLLABORATION WITH THE OHP

Ms. Bristow and her architectural designer Mr. Shear worked closely with the two seasoned and experienced OHP staff members, Ms. Liz Casso and Ms. Marsha Prior, for six months between (July to December 2021). These staff members had strongly recommended that the proposed work and design proceed under the demolition category to; Replace with a more Appropriate Compatible Structure. As a result, the Landmark 'denied without prejudice' both the CA and the CD presented on December 6th, 2021. Unfortunately, months after the first December Landmark meeting in 2021, both staff members, Liz Casso, and Marsha Prior, left the OHP.

In an email dated September 21st. 2021 from OHP staff member Liz Casso (LC); CA Application for New Construction Liz Casso suggested the need for additional document for the both the CA and CD application.

Quote (LC) ;

'First, I want to say that I am happy to see you all want to reconstruct the historic house. I also think that the design of the addition piece is very well done with the glass connector. But there are some thing(s) missing from the application'. In the same email,

Quote (LC):

'Missing complete structural report by an engineer or licensed restoration contractor. The submitted report (1st. Structured Report) was not signed and stamped by an engineer or licensed professional. In addition, the document did not really include an assessment of the structure's condition by an engineer.--It doesn't tell us any details about the condition or give a sense of how much of the structure is compromised and how much isn't. The submitted information does not prove the existing historic structure is beyond repair.

End quotes

In response to this request, the applicant Ms. Bristow immediately found an Bedrock Foundation recommended by David Preziosi (Preservation Dallas), who said Bedrock was well respected within the city for dealing with historic restorations. The structure was inspected on October 1st. 2021, by J Steve Barton P.E. of Bedrock Foundation Repair LLC Engineering Division, and Mr. Barton issued the engineering report five days later on October 6th, 2021.

In Conclusions of the report, Mr. Barton strongly affirmed that the foundation was beyond repair;

Quote (SB); As a result of this inspection, the following conclusions were developed:

'Approximately 80% of the structure is sitting directly on the ground. The visible structural lumber for the foundation was rotten. It is concluded that most, if not all, of the lumber, is damaged and not salvageable. If lifting the structure is attempted, the rotten lumber will crush; therefore, it is concluded the structure will need to be demolished and reconstructed from the ground up. The foundation can't be reconstructed with the structure left in place.'

End quote.

OHP IN OPPOSITION TO THE PROPOSAL

In the CD212-014(MGM) Seven Aspects of Integrity Report D3-15: Former Director Miller stated in reference to; the Bedrock Report, expressed plausible deniability in the Bedrock report's validity, in turn, injected new-logic and new-rules in thinking about the structure and the foundation. It is very clear now that after two engineers stamped reports the structure including the foundation is completely lost.

Quote: Miller (MGM):

'While aspects of deteriorated condition are acknowledged, it is also acknowledged that historic properties having similar or even worse conditions have and continue to be stabilized and rehabilitated. (Miller had no examples) (The) condition itself is not an aspect of integrity unless a structure condition has so physically deteriorated that the overall integrity of the building is irretrievably lost.

End quote

Ms. Bristow's attorney, Mr. Paul Wieneskie comments that were inaudible in the 01Aug22 (LMC Mtg.(Mr. Wieneskie's)(Pg.13-15 Line15 (Transcripts) 01Aug22 LMC [CD212-014](MGM)

(PW) The very material that is included in your packet, the Texas Administrative Code Provisions, are set out for the Historical Commission. One of those items states property does not contribute to the historical significance of the district if its location, design, setting, and materials, workmanship, and association have so deteriorated that the overall integrity of the building has been (irretrievably) lost.

And, I believe Mr. Shear just gave you-guys the information that demonstrates that it is—it's irretrievably lost. And cannot be restored in its present state.

And I have to say, the continued refusal of the commission to allow Ms. Bristow to demolish the unsalvageable existing structure and construct one this board already determined is appropriate and compatible (CA approved on June 6th 2022 LMK Mtg.) would come dangerously close to a regulatory taking (inaudible) (Transcripts Pg14-Line 14)

These were the inaudible Mr. Wieneskies remarks-

Mr. Wieneskie's 06OCT22 email sent stated;

(PW) The refusal of the commission to allow Annemarie Bristow to move forward with this project is not only arbitrary and unreasonable, but it comes dangerously close to frustrating the reasonable investment-backed expectation of the landowner, which can constitute inverse condemnation.

Ms. Bristow's lawyer, Mr. Wieneskie, also contended that, (PW) the Office of Historic Preservation (OHP) order directing the applicant to renovate and restore the property at 338 S. Fleming Ave. comes close to an unconstitutional taking of her property.

Even when Ms. Bristow requested that a simple liability release form be signed before the July 31st. 2022 property tour, Former Director Miller instructed his staff (2) not to sign any simple liability release-form before entering the structure.

Mr. Miller also threatened in an email, to have a judge signed court order issued, to gain access to the property. Ms. Bristow the owner, not the City of Dallas, is still liable for any personal injury regarding the structure and is still liable for anyone whom who is physically hurt by this building, knowing the buildings physical condition.

This structure has been and presently a danger to the public. Ms. Bristow has taken steps and has called both Oncor and Atmos to review old gas lines and remove the electrical service (still hot) were direct fire hazard. But the structure itself collapsing is the greatest threat to anyone who enters the structure. Squatters or occupiers gaining access is also a problem since the building has been vacant for years. She has taken necessary steps to protect the building from the elements and illegal entry, but the building itself is collapsing in real-time (after every storm), any kind of bracing will not sufficiently help since the foundation has continued to rotate, lean and crack and buckle. Considering, the rash of several properties that have burnt-down recently Ms. Bristow is taking every action possible to protect this historic asset.

B Argument

It has to be noted that the Attorney's Christopher J Caso Brief presented by Ms. Fones at the CPC November 2nd, 2022 meeting. The document stated the word foundation only three times, the word structure both as, structure as (building) and structure as (foundation) were intermingled and used thirty-seven times. The of the CJ Caso Brief is also a Xerox-Copy of other briefs in support of the Landmark Commission (338 S. Fleming Ave.) The only comments made on the foundation are as follows; between Page 5-6

Quote Kathleen Fones (KF)

As to the issues raised by the appellant (Ms. Bristow) about the foundation and the 1994 determination that the structure was noncontributing, the evidence before the Landmark was not clear. Staff and the representative of Landmark that was allowed access to the structure both (4 persons) expressed doubt about the opinion that the foundation was damaged beyond repair. (see record Section 3 pp. 23-24, 39, 71)(MGM) Seven aspects of Integrity and Larry Johnson redacted email to Carlos Van Onna)

As evidence stated by Mr. Johnson (LJ) (redacted), this (round-robin) word-salad email on July 28, 2022, was allegedly written by Task Member Johnson and, written in two distinctive tones of diction, the document had considered an assessment of the foundation after the OHP inspection on July 25, 2022.

Quote Larry Johnson (LJ); Contrary to what I was told and to what the engineer report said, (Bedrock Report) the foundation is not laying on the ground (80%), the house is still elevated and a foundation crew is able to get underneath to lift the house.

End Quote

Note: A professional engineer did not provide this email as evidence of the foundation's condition. In addition, neither Former Director Miller, Staff member Carlos Van Onna nor Task force member Larry Johnson's 'opinions' are not valid proof or substantive evidence in this case. Opinions are just opinions, not facts.

The city attorneys should dismiss this slanderous document outright. This email that was cloaked into the CJ Caso Brief only as a reference and was published in the record must not uphold all of the two professionally stamped reports of the condition of the existing structure and should be dismissed as evidence in support of the Landmark decision.

C. New Evidence

ABBOUD ENGINEERING REPORT

On December 2022, it was determined, after lengthy conversations with ARPA staff, it was determined that 338 S Fleming and Ms. Bristow could be eligible for American Rescue Plan Act (ARPA) grants in January 2023. Part of the application process was a tour of the property to determine how funds may be distributed. In our case, the available funds would have likely been allocated solely to the foundation repair. A structural inspection was performed on January 19, 2023, by Abboud Engineering LLC; in his report, Joseph Abboud (JAE) stated;

Quote:

The structure has appeared to have collapsed. Most of the structure is sitting directly on the ground. Crawl space was not accessible, and any visible members of the foundation were rotten. None of (the) foundation members are salvageable. The siding walls and ceiling are in a deteriorating condition and contain visible cracks.

End quote

Under recommendations, Mr. Abboud noted: A total reconstruction of the foundation will be needed and there is a limited amount of materials that could be salvaged

D. Conclusions

Understanding on appeal to the CPC, the CPC “shall give deference to the landmark commission and may not substitute its judgment for the landmark commission’s judgment” and must affirm unless the CPC finds that the decision:

(A) Violates a statutory or ordinance provision;

THE STANDARD NOT FOLLOWED

As Liz Casso stated in the first Landmark meeting on December 6th 2021:

Quote:

The standard for demolition that is being used, which is to replace with another, you know, structure, one of the requirements to request a demolition using that standard is that the new construction design is already approved. That's one of those items that is required in the application, which is why you all are hearing the new construction, you know, first.

Should you all deny the new construction design, you all would not hear the next item, which is the demolition, because the design, which is part of the requirement for the demolition application, would not have been heard.

End Quote

We allege that the former Director Miller deliberately did not follow ‘The Standards’ as explained by Ms. Casso in that Miller had separated the CA from the CD by three months. This was strategic on Miller’s part since he knew that the approved CA would never be realized without the demo. In turn, the CA and the CD should have been presented (in that order) at both Landmark meetings on December 6, 2021, and June 6, 2022, when the Landmark overwhelmingly approved the CA with minor consequential conditions.

(B) Exceeds the landmark commission's authority

DEMOLITION BY NEGLECT-CODE NOT FOLLOWED

We allege, the Former Director Miller according to 'open records' had already recorded the demolition by neglect order weeks before the Landmark meeting in occurred in November 07th 2022. Mr. Miller was willing to breach protocols in the code when issuing this Demolition by Neglect order, since he did not meet with the owner Ms. Bristow nor the owners representative Mr. Shear. The Landmark meeting aware of the breach of protocol voted down the Demolition by Neglect order 7-3 vote but it seems that the DBN order was already issued according to official open record. (Within a five year period only three properties were issued DBN orders)

Also, in the non-recorded pre-landmark briefing, Miller unintentionally lied when asked by Commissioner Offett. When did the applicant purchase the property? (MGM) answered; Miller hesitated and replied, January of 2021 (Ms. Bristow was the owner in July 2021). Director Miller was also unsure what kind of business had occupied the structure (since this property is commercial).

But, according to the code SEC 51A-4.501 Section (3) Demolition by Neglect procedure, Section C First meeting with the property owner, Upon receipt of a request, the historic preservation officer shall meet with the proper or the property owner's agent with control of the structure to inspect the structure. (already done on July 25th 2022) and discuss the resources available for financing any necessary repairs Mr. Miller did none of these items, according to the code.

Days after the Landmark voted not to process the Demolition by Neglect, Mr. Miller sent Mr. Shear several emails asking to meet at the site.

Mr. Millers November 14th 2022 Email: Quote;

(MGM): I understand you have represented the owner at Landmark Commissioners public hearings, in letter to the mayor, in correspondence with various city departments, at the City Plan Commission appeal hearing and by arranging the July 25th site visit. We see no reason that you would not be able to continue to facilitate a simple request to meet on site.

End Quote:

This meeting with the owner never occurred, but it was clear that Director Miller had no interest in working with the owner or on a compromise that could move the project forward. Instead, director Miller was more interested in the structure being a monument to a failed process.

(C) Was not reasonably supported by substantial evidence considering the evidence in the record.

SUBSTANTIAL EVIDENCE FOUND AND IGNORED

We allege that former Director Miller's and legal staff actions were arbitrary, the director acted beyond his statutory authority, in violation of due process rights, and was not supported by substantial evidence offered in two professionally stamped engineering reports.

Directors should be leaders who are influences, not obstructionist.

Hence, we affirm that the Landmark was prejudiced in its decision to deny the applicant a CD for the property on 338 S. Fleming Ave. Accordingly, we respectfully ask the City Planning Commissioners to allow the project to move forward and be realized.

END

I, Annemarie Bristow, have read this assessment of what had occurred in the last year and a half (2021-2023) and agree that it should be submitted to the CPC as the 'Owners Brief' and be put into the record- for the City Plan Commissioners Meeting on March 23rd, 2023.

Respectfully Submitted,
Annemarie Bristow
802 Haines Ave. Dallas, Texas 75208
annemariebristow@gmail.com

Postscript to the Owners Brief Re:
ARPA-AMERICAN RESCUE PLAN ACT- GRANT APPLICATION

We received the Abboud Report attached as new evidence on February 17th 2023.

More recently on February 10th, 2023, Jasmine Bazley from the American Rescue Plan Act (ARPA) emailed, denying the applicant's proposal and the grant monies assigned for simple fact the property is considered a commercial property.

She had also told us that the determination was finalized and sent to the OHP on February 9th 2023-we can assume this information was sent to the Landmark. We had inquired about the date since a new Demolition by Neglect order has been issued by a concern citizen or anonymously person close to the date the OHP was informed of the grant monies denial. It has to be noted that the owner Ms. Bristow has been issued a plethora of code violations.

It is clear these provisions are direct assaults and are intended to intimidate Ms. Bristow. These are clear messages that, for whatever reason that motivates the 'watchers' self-interests, Ms. Bristow should sell the property or just walk away. This is a sad state of affairs when the people who are here to help-who vote and advise without prejudice are actually prejudice.

Rand Shear



Project ID: HOU-2021-00017077

Project Name: Visual Foundation Evaluation Report

Report Date: January 31, 2023

Inspection Date: January 19, 2023

Case #: 16224

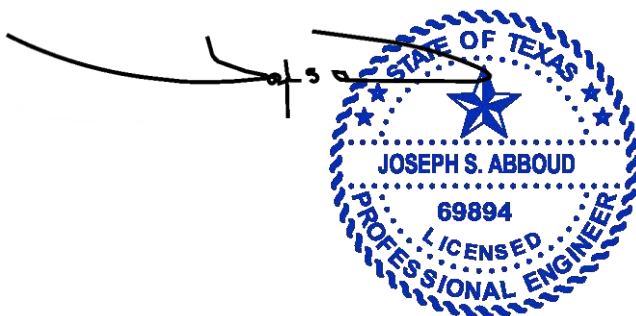
RE: Residence located at 338 S. Fleming Ave., Dallas, TX 75203

Dear Catrice Robinson,

Enclosed is the report of the visual inspection that was conducted on the structural foundation of Annmarie Bristow residence located at 338 S. Fleming Ave., Dallas, TX 75203, by Joseph Abboud, PE. This inspection was performed on January 19, 2023.

A foundation inspection consists of observing the exterior of the house for signs of structural distortion that might be related to foundation movement. An engineering evaluation of the performance of a foundation consists of taking the data from the inspection and using it, in conjunction with the engineer's knowledge of structural mechanics, the structural behavior of houses (including the structural behavior of walls and door frames) and the engineering properties of building materials to make engineering judgments about the performance of the foundation.

The information you need should be contained in the attached report. Information specific to this house starts in Section 1 "General Information." A summary of the items of concern may be found in Section 2 "Assessment.". If you should have any questions, however, please give us a call. It was a pleasure to have done business with you, and we hope we may be of additional service to you some time in the future.





1. General Information

1. Address: 338 S. Fleming Ave., Dallas, TX 75203
2. Year Built: 1921
3. Estimated age of house: ~102 years
4. Type of structure: 1-story, single family bungalow
5. Type of foundation: Could not verify
6. Living area: ~2,084 sq. ft.
- 1.7. Lot area: ~17,511 sq. ft. (50 ft. x 175 ft.)
- 1.8. Location of structure: The house is located on Lot 4, Block 119/3102; originally in the Town of Oak Cliff. The house is facing West.

2. Assessment

This is a "Level A" evaluation as outlined in the Texas Section of the American Society of Civil Engineers "Recommendations for Evaluation of Residential Structures."

At time of the scheduled site visit, we were met by the property owner and her Architect Mr. Randy Shear who presented us with a copy of an independent structural inspection of the existing structure performed by J.S. Barton, PE of Bedrock Foundation Repair, LLC. The report dated October 5, 2021. We reviewed the report alongside our own investigation.

The house is a "1-story" wood siding structure converted into residence with perimeter and interior piers and wood beam type foundation (see pic 6593). The structure appears to have collapsed. Most of the structure is sitting directly on the ground (see pics 6596, 6610 and 6612). Crawl space was not accessible, and any visible members of the foundation were rotten (see pics 6598, 6599 and 6602). None of foundation members are salvageable. The siding, walls and ceiling are in deteriorating condition and contain visible cracks. The walls are made/covered by siding, plywood, and sheet metal (see pics 6603, 6607 and 6608). The walls have large openings to the outside (see pic 6609). Most of the house structural lumber is damaged and not salvageable. Any attempt to lift this structure to repair the foundation might result in total collapse of the building. Our findings are similar to structural report obtained by the owner.

We also observed another structure to the east of the main building (See pic 6621). This red "shed" is lifted on CMU blocks but lack leveling (See pic 6622). The walls and ceiling are deteriorated, and no utilities or sanitary connections could be observed. The structure has limited crawl space (See pic 6624).

3. Recommendation

The following are lists of recommendations in order of events:

1. A total reconstruction of the foundation will be needed if this building can be raised.
2. There is limited amount of material that could be salvaged.



4. Limitation of Liability

The foregoing discussion is based upon an analysis of information which was obtained through a visual inspection of the foundation and its associated structure combined with such engineering information that was otherwise available. Although this process yields reliable results most of the time, it must be recognized that occasionally latent defects may exist which are not always amenable through detection during a visual inspection of this type. Thus, any inspection of this type is essentially an opinion upon which the client may place a reasonable degree of reliance; but, under no conditions can such an opinion be considered absolute, nor can such opinion be used without any assumption of risk.

5. Certification

I hereby certify that I did conduct the assessment of the foundation performance of the residence located at the address above on the date listed. I am a Licensed Professional Engineer in the State of Texas, whose registration number is 69894. I further certify that the findings and conclusions contained in this report have been, to the best of my knowledge, correctly and completely stated without bias and are based upon my observations and my experience. No responsibility is assumed for events that occur after the submission of this report and no warranty, either expressed or implied, is hereby made.

6. Attachments

1. Aerial Map
2. Pictures

Attachment 6.2



6593

Attachment 6.2



6598



6596



6599

Attachment 6.2



Attachment 6.2



6607



6602



6608

6603

BEDROCK FOUNDATION REPAIR, LLC (F-10832)

Engineering Division

1018 Fletcher, Dallas, Texas 75223 (972) 261-4711 (800) 880-1811 fax

www.bedrockfoundation.com email: office@bedrockfoundation.com

General Structural Initial Foundation Inspection

**338 S. Fleming Ave.
Dallas, Texas 75203**

October 1, 2021

Client:

**Annemarie Bristow
802 Haines
Dallas, Texas 75208
(214) 946-9486
annemariebristow@gmail.com**

**J. S. Barton, P. E.
(214) 824-1211**



Re: 338 S. Fleming Ave. – Dallas, Texas

The foundation of the structure at 338 S. Fleming Ave., Dallas, Texas was inspected on October 1, 2021. This is a one story wood siding structure with perimeter and interior piers and wood beams type foundation. For orientation purposes the structure faces approximately west.

Reportedly this structure sat vacant and neglected for many years.

OBSERVATIONS:

A visual inspection of the foundation included the following observations:

The property slopes down generally from the left front to the right rear. The grade appears to slope down away from the structure on the right side and rear. The left side is relatively level. There is a negative slope on the front that appears to divert drainage to the right side.

Exterior:

Damage was noted in the siding.

Interior:

There are cracks in the walls and ceiling throughout the interior of the structure.

Interior floors:

The interior floors deflect down exceeding the tolerance of 1/16" per foot in various directions.

Crawl space:

The crawl space was not accessible. The structure appears to have collapsed 18" +/- . Most of the structure is sitting directly on the ground. Some area of the crawl space was visible. A lot of the structural members visible were rotten. The piers are wood post/bois d'arc.



Re: 338 S. Fleming Ave. – Dallas, Texas

CONCLUSIONS:

As a result of this inspection, the following conclusions were developed:

The distress noted is attributed to failure of the piers causing the collapse of the structure. The pier failure was caused by neglect and the normal volume change of the soil due to moisture fluctuations. The soil in this area is predominantly clay. Clay soil swells when wet and shrinks when dry. The piers are not salvageable. Approximately 80% of the structure is sitting directly on the ground. The visible structural lumber for the foundation was rotten. It is concluded that most, if not all, of the lumber is damaged and not salvageable. If lifting the structure is attempted, the rotten lumber will crush, therefore, it is concluded the structure will need to be demolished and reconstructed from the ground up. The foundation can't be reconstructed with the structure left in place.

Adequate ventilation of the crawl space is recommended to maintain a more consistent moisture content of the soil to minimize the volume changes. Minimizing the volume changes will increase the stability of the piers. Persistent moisture in the crawl space can promote wood rot and mold growth. Cross vents provide ventilation. Maximum ventilation efficiency is achieved when cross vents are on all 4 sides.

Adequate drainage around the structure is recommended to minimize the moisture fluctuations of the soil minimizing the movement of the perimeter grade beam. Poor drainage may allow moisture to seep into the crawl space as well. The drainage is considered marginal around the structure. Drainage corrections will be necessary when the structure is reconstructed. Comments on site drainage are based on visual inspection of the property with emphasis on poor drainage that may negatively affect the structure. It is impossible to predict how drainage will behave in heavy rain events.

Seasonal moisture fluctuations cause minor foundation movements on all structures built on clay soils. It should be understood that most structures have some tolerance to unequal settlement, but when the support is stressed beyond the elastic limit, ultimate failure is unavoidable without the immediate strengthening of the foundation.



The seal is circular with a five-pointed star in the center. The text around the star reads "STATE OF TEXAS" at the top and "PROFESSIONAL ENGINEER" at the bottom. Below the star, the name "J. S. BARTON" and the license number "58124" are printed. To the right of the seal is a handwritten signature in black ink. Below the signature, the date "October 5, 2021" is printed.

Bedrock Foundation Repair, LLC

(972) 261-4711

Re: 338 S. Fleming Ave. – Dallas, Texas

RECOMMENDATIONS:

Demolish the structure.

Reconstruct the foundation with reinforced concrete perimeter grade beams and reinforced concrete interior piers.

AGREEMENTS:

Opinions expressed in this report are based on sound engineering judgment and evaluation regarding past performance of the property inspected on the day of this inspection.

The report also gives engineering advice with regard to the best and most economical method to stabilize and maintain the property.

This advice assumes normally expected subsurface conditions and conventional construction methods.

No warranty is expressed or implied as to the performance of this foundation. Bedrock Foundation Repair, LLC report does not warrant or predict the future performance of the structure.

The information provided in this report is intended for the private use of our client. If you have any questions or comments regarding this report or if we can be of further assistance, please call.

J. S. Barton, P. E.





Bois D'arc Foundation Images



South Façade



North Façade



16Aug2



16Aug21



16Aug21



16Aug21



16Aug21

West Façade-Fleming Ave



20Dec21



20Nov22



20Dec21



20Dec21



20Dec21

South-East Facade
Details Corner

'What's in the
Wall



15Aug21

15Aug21

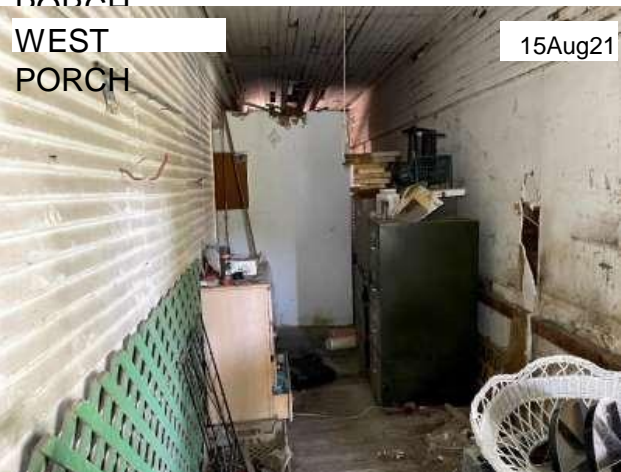


EAST
PORCH

15Aug21



08Apr22



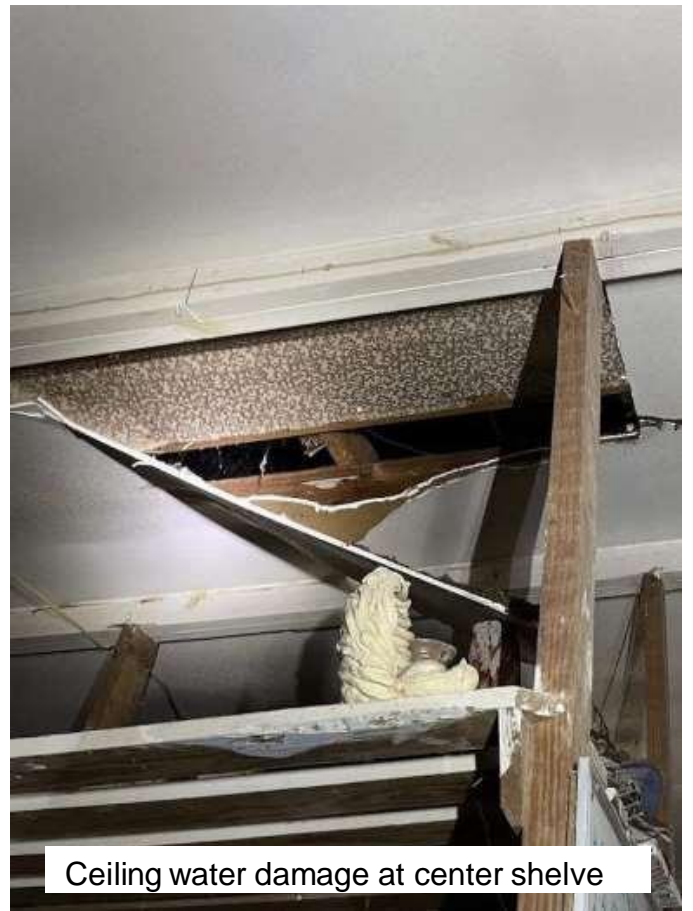
WEST
PORCH

15Aug21



08Apr22

Enclosed Porch Details



Interior Main Space