

**4208 Wilshire Parkway
Renovation/demolition plans**

Wilshire Wood/Delwood One Neighborhood Meeting
Wednesday, May 17, 2017
Home of Michele and Fred Blood, 4100 Bradwood Road

Presenters:

Mark Rehberg, Builder
R Builders
512-413-2538
mark@rbuildersllc.com

Patricia Borowicz
Borowicz Architecture
512-517-1532
patricia@borowiczarchitecture.com

Owners:

Hye Na & Scott Lucy and Jackson
401-451-2560
hyenajoo@gmail.com

Reason for demolition of house rather than remodel:

- condition of house
- addition not done well
- cost to bring it to current code
- buyers have already replaced the plumbing and leveled the foundation and still more work needs to be done
- reached a tipping point of making a decision to remodel/renovate or demolish the current structure and start over
- structural engineer is in agreement that demolition is the best route
- the foundation is very close to the ground and there are drainage issues

The newly built house will be

- Austin cut limestone and other materials consistent with houses in the neighborhood
- the roof will be metal
- the house will be one story
- the house will be the approximate same size as the current house – 2200 square feet
- new, energy efficient windows
- no trees will be removed; they work with Davey's Tree Service to set up a protocol to protect the trees – there are three cypress on the creek edge that are about 45-inches in diameter that will not be involved or affected at all)

Construction time:

- Construction will probably not start until January 2018 (permits, plans, etc.) and be completed about nine months later (remodel would take 7-8 months; new build would take 8-9 months)

Questions/Issues:

- how will contractor and worker parking be handled
 - there will be site rules posted
 - trade vehicles will probably have to be parked on site (owner suggested parking in yard which will be landscaped after the project is completed)
 - there was discussion about parking in Genesis Church parking lot or another designated spot
 - work will be done Monday-Friday from 7 a.m. – 4 p.m.; possibly some Saturday work if needed
 - the property will be surrounded with a construction fence
 - builder will take extra steps to ensure that vendor and construction vehicles not block trash, recycle, yard refuse pick-ups on Friday
 - builder will ensure that vendor and construction vehicles not block mailboxes (not an issue here in Wilshire)
 - there will be a site supervisor who can be approached with issues and the builder's cell phone is included in this document
- How will value of house affect property values and taxes of surrounding properties
 - the value of a newly built house would not be comparable to an existing home built in the 1940s or 1950s
 - all property values are increasing in Austin – this particular property should not have an impact on current owner's property tax
- The driveway is built exactly on the property line – just shared information.

At the conclusion of the meeting, the owners asked if the neighborhood and especially the residents of Wilshire Parkway consider sending a letter to the Historical Preservation Commission on or before May 22 in support of the project and/or with any objections.

Attendance (* live on Wilshire Parkway; Wilshire Wood/Delwood One Neighborhood Association officers note with office held):

Jeff Folmar
Karen Latta (Treasurer)
Margarine Beaman
Bernard Stafford
Amy Bench
Bob & Nikki Mebane*
Anne Dibble*
Mark Rehberg

Michele and Fred Blood (Vice President)
Jane O'Brien
Susan Morris
Hye Na and Scott Lucy*
Isaiah Tibbs (President)
Joe and Dottie Wilkinson*
Jim Dougherty and Jane Ulrich*
Patricia Borowicz