

Bertron, Cara

From: sharon miller [REDACTED]
Sent: Thursday, October 18, 2018 3:16 PM
To: Sadowsky, Steve
Cc: Bertron, Cara
Subject: 1002 charlotte st - in favor of demolition

Hello Steve and Cara,
I live next-door to 1002 Charlotte street and hear from CCDC they are opposing the demolition of this property.

I have a few points to make:

1) I am **in favor** of the demolition and a singularly built house on the lot. The forced design of adding on to a small front structure puts the burden of building at the back where there would normally be space for garden and importantly, space between houses. This is not favorable to me and I also believe, subjectively, does nothing to contribute to neighborhood character...just looks like bad architecture design and flow.

2) The current property is in very poor condition and all materials would need to be replaced...effectively rebuilding something to look old that is not. That isn't historic preservation.

3) Other houses in the neighborhood that have been brokered by CCDC to allow small houses at front with large house at back are the worst Airbnb offenders in our neighborhood. We have neither sociability to the street or families in our schools, just parties every Thursday thru Sunday. Due to house and land prices in our neighborhood these odd developments are hard to sell to single families looking to live in Clarksville.

Please add this note to the records.

Thank you.

Sharon Miller
Owner
1704 W 10th street
Austin, TX 78703
512.439.9459

Kathryn and Patrick Sutton
1706 W. 10th Street
Austin, Texas 78703
kathryn@suttondesign.com

October 21, 2018

Via facsimile on 512-974-9104

Austin Historic Landmark Commission
c/o Historic Preservation Office
One Texas Center
505 Barton Springs Rd., 5th Floor
Austin, Texas 78704

Subject: 1002 Charlotte – Demolition Permit

Applicant: Priscilla Glover/Urban Nature, Inc.

To the Commission:

We write in strong support of Priscilla Glover's proposed demolition of the 800 sq. ft. structure at 1002 Charlotte Street and her plans to construct a new home of her chosen design on that lot.

Our home is directly affected by the development of 1002 Charlotte. As shown on the survey drawing in Ms. Glover's application, our property shares 1002 Charlotte's rear (western) boundary line. In addition, the rear boundary of 1002 Charlotte adjoins our landscaped courtyard. In short, from our kitchen and living areas, we look into the rear of 1002 Charlotte and depend upon the morning sunlight coming from that direction.

We have experience with this issue. By a City Council vote of 9-0 in 2006, we demolished a structure nearly identical to that at 1002 Charlotte, whereupon we built a new single-family dwelling on green principles. We have lived in our home since 2007 and have raised a family there.

The structure at 1002 Charlotte has no historic, architectural, or aesthetic value beyond being, literally, a roofed structure capable of providing shelter built in 1948. It is neither attractive nor well maintained. It is far from energy efficient. It would not accommodate a family. It has not been owner-occupied in decades, nor had long-term tenants. The argument that a home is "historic" precisely because it has no historical attributes beyond serving as an abode defies logic and sense. Nothing about 1002 Charlotte merits defying the rights of a property owner who paid richly for the right to own, use, and develop her land, and no one has offered any evidence to the contrary.

We are also concerned about recent similar Clarksville property developments which ostensibly "preserved" an original structure but did not take into account the scale of nearby homes and open spaces in this urban neighborhood. In order to appease a few vocal preservationists and expedite City approvals, the old structures were pushed to the front of lots, and large, ungainly, new structures were built at the rear. Any idea that the "preserved" structures have historic integrity or interest has been proven false – virtually nothing of them

remains because they were hollowed out to mere facades. Examples include 1622 W. 10th and 1710 W. 10th, both of which were developed as high-occupancy compounds. The properties were each bought by investors and have been marketed as short-term rentals since the day they were sold. The City, in placating preservation groups, has inadvertently encouraged the development of homes that aren't practically designed for families or individuals and which all but demand short-term rental given their peculiar layouts and high carrying costs. Preservation efforts in Clarksville have, for the most part, been narrowly defined by a small group of vocal residents, and this dynamic has forced development *away* from long-term, stable, owner-occupied homes that support the neighborhood schools and community, exactly the *opposite* what preservation groups purport to desire.

We are aware that preservation groups support designs for 1002 Charlotte which, like the properties above, shove the new construction and the majority of the square footage towards the side and rear boundaries, where setback requirements are at their minimum. That represents a direct assault on the light and air spaces surrounding the two new, owner-occupied single-family dwellings adjoining 1002 Charlotte – ours, and the property at 1704 W. 10th owned by Sharon Miller.

We not only support the demolition being proposed, we also support the design initially submitted for a thoughtfully designed, single-family home with a screened, wraparound porch. Any suggestion that such a design is unprecedented or out of character for the neighborhood is flatly false. The neighborhood already has highly varied architectural styles in houses new and old; large porches including wraparound and screened-in porches; and architectural filigree of the type being proposed. We ourselves borrowed such details to incorporate into our home, both exterior and interior.

In any event, the initial design proposed by Ms. Glover complies with City building codes, and it's what she wishes to build on her land. Therefore it is valid in and of itself. We are not aware of any mandatory aesthetic design restrictions that apply, and we do not support any such restrictions.

We believe the eclectic nature of the buildings in the Clarksville neighborhood is part of what makes it a desirable community to live in. We are aware, in fact, that some of the most vocal historic preservationists in Clarksville demolished older structures in order to build or remodel the contemporary homes they now live in, and we respect their right to do so. Clarksville's history is as a place where individuals and families have been *free* to make homes which suit them. It is important to respect *that* history in preserving Clarksville.

Accordingly, the demolition permit should be approved without exceptions, conditions, or limitations.

Sincerely,

The image shows two handwritten signatures in black ink. The signature on the left is 'Kathryn Sutton' and the signature on the right is 'Patrick Sutton'. Both are written in a cursive, flowing style.

Kathryn and Patrick Sutton

cc:

bc-Mary.Galindo@austintexas.gov

bc-Blake.Tollett@austintexas.gov

bc-Emily.Reed@austintexas.gov

bc-Kevin.Koch@austintexas.gov

bc-Kelly.Little@austintexas.gov

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bc-Terri.Myers@austintexas.gov

bc-Alexander.Papavasiliou@austintexas.gov

bc-Sarah.Valenzuela@austintexas.gov

bc-Emily.Hibbs@austintexas.gov

Bertron, Cara

From: Tal Tversky [REDACTED]
Sent: Sunday, October 21, 2018 9:05 PM
To: Sadowsky, Steve; Bertron, Cara
Cc: priscilla@spallerglover.com
Subject: 1002 Charlotte St - In support of Priscilla's plan

Hello Steve and Cara,

My wife, Jenna, and I own the property at 1004 Charlotte St, immediately next door to 1002 Charlotte where there is a proposal to tear down the existing structure and build a new single family home. My wife and I lived at 1004 Charlotte for 10 years from 1998 until 2008. We value the diversity and historic nature of Clarksville and we appreciated living across the street from CCDC affordable housing. During our time on Charlotte street, we befriended and appreciated the perspectives of Buddy Utley and Chris Thomas, both members of the CCDC Board.

I am in favor of this plan. I have reviewed the proposal that Priscilla Glover has for the property and it seems like a nice solution to a difficult lot. The lot is tiny which makes it difficult to put a usable property there. I believe that the existing structure at 1002, is dangerously out of repair and needs extensive work or a complete replacement to bring it up to code and make it safely habitable.

When we were there, several families lived in the CCDC affordable housing and kids would frequently play in the cul de sac. Turning 1002 Charlotte into a property that could be habitable by a family could really help the culture of this tiny cul de sac.

Please add this letter to the records regarding the plans for 1002 Charlotte st.

Thanks,
Tal Tversky & Jenna Martin
Owners
1004 Charlotte St
Austin, TX 78703
512-478-6791