

## Gaudette, Angela

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**From:** Gaudette, Angela  
**Sent:** Monday, November 16, 2020 2:53 PM  
**To:** Gaudette, Angela  
**Subject:** FW: Park View Houses

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**From:** Dominique Levesque <[dom@levesqueco.com](mailto:dom@levesqueco.com)>  
**Sent:** Monday, November 16, 2020 2:28 PM  
**To:** Sadowsky, Steve <[Steve.Sadowsky@austintexas.gov](mailto:Steve.Sadowsky@austintexas.gov)>  
**Subject:** Re: Park View Houses

\*\*\* External Email - Exercise Caution \*\*\*

Steve,

I have remodeled many many pier and beam houses over the last 15-20 years in Crestview , Brentwood and Allandale. Most of them were post war 2 bed 1 bath houses. I see value in recreating some of these old houses to be a functional desirable place to inhabit. I enjoy it more than new houses at times.

My most recent addition remodel was at 1302 Aggie lane.

A pier and beam renovation is possible because you can access the plumbing and work from the underside. We can do drilled piers now which are more stable. Everything is accessible.

A poorly designed concrete foundation broken in numerous places like a smashed cracker is a losing game. Such are many of the artifacts in Air Conditioned Village .

I have witnessed them in person.

2505 Parkview is directly behind 2506 Twin Oaks. The water from 2505 run-off and natural flow ran through the backyard of 2506 Twin oaks and it would end up under water during major storms. There was nothing the lady could do about it. Water in the house, french drains could not correct this issue. The house was build to low to the ground. Her slab was buckled and heaving.

I've seen the same of 2602 Park View Drive, 2510 Park View Drive , 2601 as well as 2603 Parkview. All these were ACV houses. All these house were poorly designed and the foundations failed eventually. 2502 Park View is the most intact.

An attempt to correct the failing foundation at 2507 Park View in 2009 has exacerbated the issues and caused the perimeter to sink and the interior to swell and cracking is abundant.

We bought the house from the previous owner in full knowledge of the condition of the slab. We intended to stay here for a short time while we raised our two young kids, a three year old boy and a 9 week old boy. We will rebuild a new house that suits our long term family needs.

The previous owner of 2505 Park View, Dorothy Martinez asked that we purchase her house at the same time since she was moving to a nursing home.

She sought me out because of the quality and artistry I bring to my houses and she felt better to have left it in my hands. I offered the house to Tim Packard and John Mark Allison because we are good friends and John is also a Mid-Century Modern design enthusiast. We plan to be neighbored and enjoy the community we live in.

We have a great community here and it is growing. We are not interested in living in poorly constructed and outdated houses owned by former insignificant people (whether they be lumbermen or strip mall constructors) who lived in a different time.

We are not considering keeping any aspects of these old buildings.

We respect what they have given but it is time to move onward to better healthier expressions.

I respect you and your line of work and your efforts at the historic school underway are commendable. These are worthy of the resources of the people.

I have put lipstick on a pig at 2507 Parkview drive. This is the artist in me. The landscape is my own. I shoveled every hole myself and placed all the plants in a pleasing design.

I painted the house and put a new roof on it so I can feel good in the space while we transition. Look at the driveway if you wish. The driveway is cracked exactly the same as the interior of the house and old carport/garage. This is the perfect visual for the above mentioned houses that were granted demolition permits and replaced with new houses. This is the truth.

We are patient and persistent.

We are more important than the past.

Respects,

Dominique Levesque