

Allen, Amber

From: Mary Reed [REDACTED]
Sent: Thursday, September 23, 2021 10:33 AM
To: Myers, Terri - BC; [REDACTED]; Heimsath, Ben - BC; Papavasiliou, Alexander - BC; Koch, Kevin - BC; Valenzuela, Sarah - BC; Tollett, Blake - BC; Wright, Caroline - BC; Little, Kelly - BC; Jacob, Mathew - BC; McWhorter, Trey - BC; Featherston, Witt
Cc: PAZ Preservation; Olivia B. Ruiz
Subject: Setting the record straight

Follow Up Flag: Follow up
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It is my understanding that Paradisa Homes claims the Clarksville Community Development Corporation (CCDC) gave its "seal of approval" to the company's plans for 1104 Toyath Street (Item C.3 on the HLC's August 27th agenda). That is *not* completely accurate.

As background: On March 16th of this year, Aubrey Carter, Gregory Tran and I -- all CCDC board members -- met via Zoom with Luis Zaragoza, a representative of Paradisa Homes, after we learned that the company had applied to demolish the historically contributing home located at that address. Although we wanted Paradisa to rehabilitate the home, we knew that was unlikely to happen because the company is in the home building business. Also, we recognized that given Austin's current historic preservation ordinance, it was highly unlikely that 1104 Toyath would be zoned historic against the wishes of the owner. Therefore our goal during the meeting was to make the new home Paradisa planned to build as unobjectionable as possible. In other words, we wanted to do damage control.

At the meeting, Mr. Zaragoza shared a drawing of the front of the home Paradisa planned to build. It appeared to be 2-stories with a large front porch and a double garage facing the street. The home's front facade was made of board and batten siding, like many Clarksville homes. (We were happy about that and about the size of the porch.) I don't remember everything we talked about given that the meeting took place 6 months ago, but I do know that we asked Luis to move the garage to the back of the house, which Paradisa did. Once we saw a drawing of the house that reflected this change, we told Luis that we would not fight the demo.

Then last month, we learned that in fact, the home Paradisa wants to build will be 3-stories with a roof deck!!! A *very different* house than was depicted in the drawing we saw in March. If built, the new home will loom over other homes on the street, including the historic Lawson House next door, and the roof deck will destroy the privacy of adjacent neighbors, including several homes in the 1800 block of West 11th whose backyards abut the backyard of 1104 Toyath. The proposed home is a behemoth that does not respect the traditional size and scale of Clarksville homes.

This is why I spoke *against* Pardisa's plans at the HLC's August meeting and asked the Commission to delay releasing the building permit. I was not reneging on a "deal" that the CCDC made with Paradisa in March. I was responding to new information. Note: I suggested to Mr. Zaragoza after that meeting that Paradisa meet with the HLC's Architectural Review Committee. To their credit, they did and Mr. Zaragoza says that they are in the process of revising their plans. The CCDC and neighbors in the 1100 block of Toyath are eagerly awaiting them.

Mary Reed
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Be Kind

"I have decided to stick with love. Hate is too great a burden to bear." MLK

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