

[REDACTED]

From: Mary Reed [REDACTED]
Sent: Thursday, April 15, 2021 4:19 AM
To: Luis Zaragoza
Subject: Re: Clarifying something Aubrey told you yesterday

Hi Luis:

The CCDC board of directors has given me permission to send the members of the HLC and staff an email indicating that although our preference of course is for 1104 Toyath to be rehabilitated so that it can remain a contributing structure in the Clarksville NRHD, we will not oppose Pardisa's demolition application. We will not oppose because Paradisa Homes heard the concerns we expressed about its original plans and as a result, designed a totally new house that is far more appropriate for Clarksville.

I will send the email this week.

Mary

MR•PR
Austin, TX 78703
[REDACTED]

Be Kind

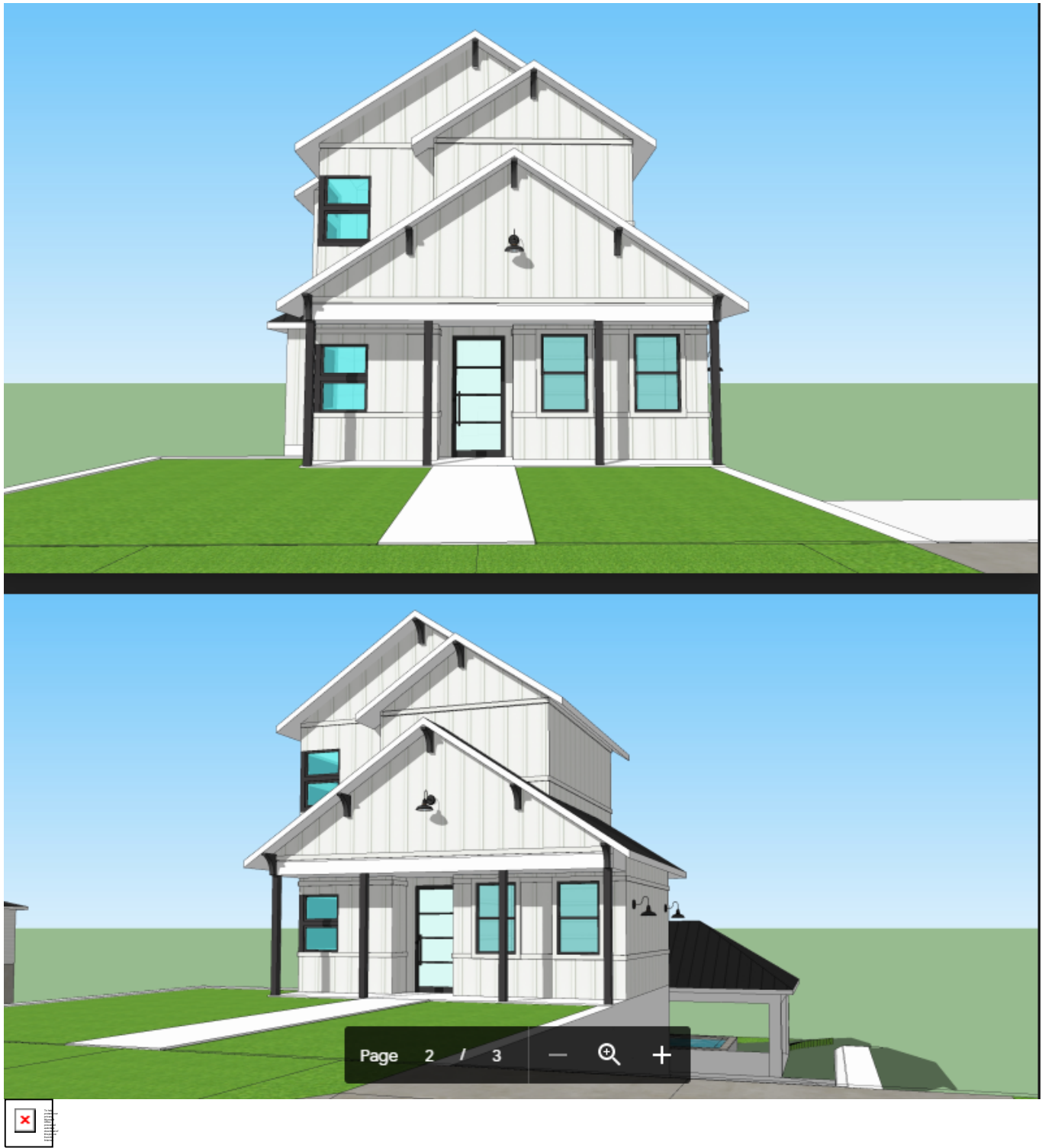
"I have decided to stick with love. Hate is too great a burden to bear." MLK

On Mon, Apr 12, 2021 at 7:33 PM Luis Zaragoza [REDACTED] wrote:
Mary,

I'd like to submit to you a proposal to keep the existing form of the front facade. All materials would be new. We'll want to use as much of the original flooring as possible as well.

The existing home is located inside the 25' front setback, (approx. 15') so we'd need to move the house regardless.

I hope this is something you and your team are agreeable to. We would very much like to reach a decision before the HLC meeting this month, which we are on schedule for, so please let me know if you would like to hop on a call this week to discuss.



On Fri, Apr 2, 2021 at 4:04 PM Luis Zaragoza [REDACTED] wrote:
Good Afternoon Mary,

Thanks for the information. We expect to have an elevation for you to review within the next couple of weeks, and we're interested in re-using some of the original flooring so thanks for the tip.

Have a great weekend.



On Thu, Mar 25, 2021 at 5:33 AM Mary Reed [REDACTED] wrote:

Hi Luis:

I spoke with Aubrey yesterday after your meeting. He mentioned that he had told you that he thought that the exterior siding on 1104 Toyath was not original. However I am 99% sure that he is incorrect.

I say that because there have been two Clarksville historic resource surveys done over the past 15 or so years -- one by the COA and one by a historic preservationist hired by the CCDC. In both cases, 1104 was classified as an intact historically contributing house. "Intact" means no alterations have been made to the exterior since the property was built.

In other words, there is no new siding covering up old siding. However, what is there now could certainly be painted a new color/s.

Also, I don't know if you have been inside, but from what I understand, the original wood floors remain.

I know that Aubrey promised to share with you some addresses in the neighborhood where a modern addition was added on to the back of an old house. He and I talked about some of those addresses yesterday and I will share with him a few more that I thought of last night.

My Best,

Mary

Mary Reed
MR•PR
Austin, TX 78703
[REDACTED]

Be Kind

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PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. This meeting will be conducted online and you have the opportunity to speak FOR or AGAINST the proposed development or change. Email or call the staff contact for information on how to participate in the public hearings online. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, please visit our website: www.austintexas.gov/abc

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, the Case Number and the contact person listed on the notice.

Case Number: HR 21-115725 - 1104 TOYATH ST

Contact: Amber Allen, (512) 974-3393

Public Hearing: Historic Landmark Commission, August 23, 2021

☐

I am in favor

☒

I object

Divina B. Ruiz

1105 Toyath 78703

Your Name (please print)

Your address(es) affected by this application

Signature

Date

Comments:

City of Austin Housing and Planning Department
Historic Preservation Office, ATTN: Amber Allen
P.O. Box 1088
Austin, TX 78767-8810
E-mail: preservation@austintexas.gov

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Case Number: HR 21-115725 - 1104 TOYATH ST

Contact: Amber Allen, (512) 974-3393

Public Hearing: Historic Landmark Commission, August 23, 2021

☐

I am in favor

☒

I object

LOUIS RIGLER

1103 TOYATH ST 78703

Your Name (*please print*)

Your address(es) affected by this application

Signature

Date

Comments:

SEE ATTACHED

City of Austin Housing and Planning Department
Historic Preservation Office, ATTN: Amber Allen
P.O. Box 1088
Austin, TX 78767-8810
E-mail: preservation@austintexas.gov

CASE NUMBER – HR 21-115725- 1104 TOYATH STREET
CONTACT: Amber Allen, (512) 974-3393
PUBLIC HEARING: Historic Landmark Commission, August 23, 2021

Written Comments of objection to the Commission for Public Hearing

Regarding Paradisa Homes design plans for 1104 Toyath Street:

Whereas, Paradisa Homes (Owner), left the property at 1104 Toyath abandoned from day one of purchase, to collect debris and unclaimed mail and flyers, to become over grown with weeds, and to sit as a dismal, empty and un-cared-for house;

Whereas, I have witnessed, on three occasions, the owner's agents or employed persons remove and toss on the ground the Historic Landmark Commission's Notice regarding this hearing;

And whereas the owner has made no effort to communicate with any of the neighboring property owners about plans or intentions for the lot -

I can only conclude that the owner has no care or concern for this neighborhood, for its history as a National Historic Register District, the residents, nor property owners.*

Further, given the fact that this Commission evidently made no demand of the owner to respect or consider the architectural OR political history of Clarksville, and gave permission to demolish the existing structure (and likely build what can only be called a McMansion in its place), I have to think the Commission does not have much real understanding or respect for Clarksville's history either.

So – I object to the plans presented. I find it an insult to the people both current and past who have made Clarksville the neighborhood that it is... and yes, it still is a neighborhood, regardless of Austin's boom-town mentality, and attitudes expressed that "Clarksville doesn't really exist anymore".

With all due respect to Paradisa Homes... a McMansion is so very out of keeping with the 'hood, and will be no matter how many have been, or may be, built here. Clarksville is owed a debt that I know can never be paid... that doesn't mean it can't be stood up for and shown respect.



Louis Rigler
1103 Toyath Street
8/20/21

* – I am aware that Paradisa and Clarksville Community Development Corporation officials talked about community concerns regarding 1104. Evidently Paradisa consented to not have a huge garage in the front of the house (a hallmark of their "Luxury Modern Homes") and have placed a large carport at the back of the lot (next to the pool). I suspect however that that was not a concession to the neighborhood but a pragmatic financial decision of the heavily sloped lot.

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
Flag Status: Flagged

*** External Email - Exercise Caution ***

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
President, Clarksville Community Development Corporation

MR•PR
Austin, TX 78703
[REDACTED]

Be Kind

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CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to cybersecurity@austintexas.gov.

For additional information on the City of Austin's land development process, please visit our website: www.austintexas.gov/abc

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Case Number: HR-2021-115725 - 1104 TOYATH ST

Contact: Amber Allen, (512) 974-3393

Public Hearing: Historic Landmark Commission, Sep. 27, 2021



I am in favor



I object

KRISTEN THORSEN + JASON LEPES

Your Name (please print)

1712 W 11th ST, AUSTIN TX 78703

Your address(es) affected by this application (optional)

K Thorsen Jason Lepes

Signature

Date

09/23/2021

Comments:

City of Austin Housing & Planning Department
Historic Preservation Office, ATTN: Amber Allen
P.O. Box 1088
Austin, TX 78767
Or e-mail to: preservation@austintexas.gov

C.3. HR-2021-115725, 1104 Toyath

My name is Mary Reed and I am speaking on behalf of the Clarksville Community Development Corporation (CCDC) as its board president.

We object to the plans for the new home Paradisa Homes wants to build at 1104 Toyath because it's incompatible with other homes on the street and with the mass and scale of traditional Clarksville architecture. Aside from the board and batten siding, Paradisa seems to have assumed that the kind of home it builds in other neighborhoods, mostly non-historic neighborhoods from what we can tell by visiting the company's website, would be appropriate for Clarksville.

Paradisa Homes also appears to have overlooked the impact of their home's height on its neighbors and especially on the Lawson House, the landmarked home next door. It will loom over that house. Furthermore, the roof deck ensures that the next door neighbors on Toyath as well as several neighbors in the 1800 block of West 11th whose backyards abut the back yard of 1104, will lose their privacy.

We would like Paradisa go back to the drawing board and design a home more fitting for Clarksville and for the 1100 block of Toyath in particular. Thank you.