

Allen, Amber

From: David Guarino [REDACTED]
Sent: Friday, January 21, 2022 12:52 PM
To: PAZ Preservation
Cc: nancy lynch
Subject: 2021 202292 PR

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Attention Amber Allen:

I am the property owner at 605 East 38th Street, where I have resided with my wife, Nancy A. Lynch, for the past 36 years. I would like to offer comments concerning the proposed demolition permit for the property at 607 East 38th Street.

While my wife and I are not taking a position in favor of or against the proposed demolition permit, we would like to share the following information:

The property at 607 East 38th Street is a duplex, and both units are currently occupied, and have been for some time. I don't know how the current eviction moratorium affects the proposed application for a demolition permit, but it may be a consideration. We have good neighbors in both units, and would hate to lose them, and hate to see them have to seek alternative affordable housing in this market. To the best of my knowledge, the current renters have not been informed by the city of the proposed demolition permit, and we would like to see them have that opportunity. The current property represents one of a dwindling number of affordable rental units in Central Austin.

The duplex at 607 East 38th Street is a fairly typical craftsman style structure dating from the 1920s or 1930s. To the best of my knowledge, it is largely intact and unchanged. As such, it may be a contributing structure to a future application for a Historic District designation. It was formerly owned for many years by Texas Regionalist Artist and University of Texas Art Professor Michael Frary.

Continuously occupied by renters throughout its history, the property is something of a "living museum" to the University of Texas community and the surrounding Hancock neighborhood, one of the city's oldest. Tenants have typically been from the university and creative communities, and have been likely to pay the rent out of the tip jar. Because the rent has always been relatively affordable, the property has attracted renters with more talent and education than money, a living reflection of the old Austin. Over the years, our neighbors have included musicians, writers, chefs and waitstaff, at least one craft brewer and at least one commercial artist.

Demolition of the property will likely put the replacement property beyond the reach of Austin creatives and University staff, and will further reduce the availability of affordable housing in Central Austin by another two units.

Because of the age of the structure, it is possible that asbestos insulation and lead based paint or paint traces may be encountered during the demolition process, if the permit is granted. As next door neighbors, we would hope that there will be requirements in the permit that appropriate mitigation will be taken to avoid the spread of contaminants in the neighborhood, and to nearby Waller Creek.

We have four large pecan trees right on our side of the property line that are a helpful source of shade in the summertime, and help to keep our utility bills down. We hope that, if the demolition permit is granted, care will be taken to avoid harm to these trees.

Thank you for your consideration.

David S. Guarino

605 East 38th Street

Austin, TX 78705



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