

Allen, Amber

From: John L Trowbridge [REDACTED]
Sent: Sunday, January 23, 2022 11:51 PM
To: PAZ Preservation
Subject: Review case number PR-2021-200516 | GF 22-001167

*** External Email - Exercise Caution ***

Attn: AMBER ALLEN,
Re: Review case number PR-2021-200516 | GF 22-001167,

I OBJECT to the requested demolition of the house structure @ 512 E Monroe St, Austin TX 78704.

Public Hearing: Historic Landmark Commission, January 24th 2022
Review Case Number: GF 22-001167 - 512 E MONROE ST / PR-2021-200516
Contact: Amber Allen

My name: John L Trowbridge
My address: 508 E MONROE ST, Austin TX 78704
I reside within 500 feet of the property under review.

I OBJECT to the requested demolition of the house structure @ 512 E Monroe St.

My comments:

I am property owner and resident of 508 E Monroe, the 2nd property west of 512. The former owner was my neighbor for 20 years. The current structure @ 512 is a charming bungalow with vintage architectural features, including exterior teardrop hardwood siding and interior shiplap walls. The house is structurally sound. It was built in 1928 with dense longleaf pine lumber, now almost 100 yrs old but with structural and aesthetic qualities superior to modern building materials. I oppose full demolition. I would love to see the new owner incorporate as much of the old structure as possible with whatever upgrade / expansion they need.

A demolition at the property at the other end of the block @ 500 E Monroe was denied by this commission around 2008. After the builders completed the renovation, the house was designated as Austin's 1st historic home to receive a 5-Star green building rating. After renovations were completed the builder sent a letter of thanks to the very groups that opposed the demolition, as they received an abundance of praise and publicity and claimed that they ended up profiting more-per-square-footage than they would have with an entirely new structure. The house next door at 502 E Monroe was later remodeled from 1 to 2 stories. I witnessed that home's transformation which incorporated much of the original framing and enhanced the original charm still found in the dwindling number of older homes in the neighborhood.

I'm also very concerned about the fate of 2 grand heritage Live Oak trees on the property, with trunk diameters of 53 & 44 inches. I've resided at my property in this neighborhood for 43 years. I cannot imagine how much the character of the neighborhood would be changed if we lost the abundance of healthy Live Oaks that populate this section of town. These 2 large trees must be preserved.

I plan to attend the Historic Landmark Commission public hearing.

Respectfully submitted,

John L Trowbridge



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