802 Pressler NRD-2017-0023

Concerns about the proposed demolition of 802 Pressler as expressed by the owners of that property in their statement entitled "Reasons adaptive use is not an option".

Note: The following are in the same order as the arguments given by the property owners in their reasons for demolition in the above statement.

1. The owners say that the depression providing space to park a car under the side deck is prone to flooding. The obvious solution is to fill the hole and park the cars at grade level, which is what they propose to do anyway if they are allowed to demolish the house.

2. They say that they wish to add a second floor but that the walls of the present house won't support it. They can do what others in Austin have done: either build an addition on the back, which can be of two stories, or place a second floor over the present first floor and support it on steel posts which would be either just outside or just inside the outer wall of the present house.

3. They claim there is no setback on the south side. The house to the south (at 800 Pressler) does in fact have a setback. This is not a reason to demolish the house.

4. The owners wish to place a new house at the back of the property. This would have it towering over the properties on Oakland Avenue that back up to 802 Pressler, which are at a lower level, thus causing their occupants to feel walled in, as well as cutting off some of their sunlight. The owners also say that doing this would somehow give them "privacy," but a house on the back of the lot would erode the privacy of the neighbors.

5. The erosion referred to is on a portion of the south side of the property and easily fixed by constructing a stone or concrete wall. It has nothing to do with demolition of the house.

6. The owners claim that at present "machinery" cannot reach the back yard of 802 Pressler. What machinery? We have lived in our house on Oakland for 35 years and never had a need for machinery in the back yard. This appears to be a red herring.

7. The owners suggest there is extensive flooding. The property is near the top of a hill and gets little flooding—far less than properties further down the hill. The only exception is in the depression under the side deck, for which see #1 above.

8. The rock wall at the rear of the property is not "down on two sides." This wall is at the rear of our property and in good condition. The applicants are correct that there is no retaining wall between 800 Pressler and 802 Pressler; the solution is to build a wall, not demolish the house. Likewise, there is none between 800 Oakland and 802 Pressler; none is needed, but if the owners would like one, they could build one. Demolishing the house will not produce one.

9. The "thoughtful consideration done at 804 Pressler" is a matter of opinion, rather than a fact. Not all agree with the applicants on this characterization of that property.

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