

Rice, Andrew

From: Bertron, Cara
Sent: Tuesday, May 22, 2018 9:43 AM
To: Rice, Andrew
Subject: FW: 1408 E 2nd St

Andrew, can you redact as appropriate and post this as backup for last night's meeting?

cb

-----Original Message-----

From: Steven Yarak [REDACTED]
Sent: Monday, May 21, 2018 6:05 PM
To: Bertron, Cara <Cara.Bertron@austintexas.gov>; Sadowsky, Steve <Steve.Sadowsky@austintexas.gov>
Cc: Koch, Kevin - BC <BC-Kevin.Koch@austintexas.gov>; Galindo, Mary - BC <bc-Mary.Galindo@austintexas.gov>; Reed, Emily - BC <bc-Emily.Reed@austintexas.gov>; Tollett, Blake - BC <bc-Blake.Tollett@austintexas.gov>; Brown, Andrew - BC <BC-Andrew.Brown@austintexas.gov>; Papavasiliou, Alexander - BC <bc-Alexander.Papavasiliou@austintexas.gov>; Myers, Terri - BC <bc-Terri.Myers@austintexas.gov>; Hibbs, Emily - BC <BC-Emily.Hibbs@austintexas.gov>; Valenzuela, Sarah - BC <BC-Sarah.Valenzuela@austintexas.gov>; Hudson, Trish - BC <BC-Trish.Hudson@austintexas.gov>
Subject: Re: 1408 E 2nd St

I apologize for sending the late testimony via email. I would like to testify in person, but my 2-year old son would make that a hellish experience for everyone in the council chambers.

-Steven
[REDACTED]

> On May 21, 2018, at 6:03 PM, Steven Yarak [REDACTED] > wrote:

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> Dear, Steve, Cara, and Commissioners,

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> I just saw that 1408 E 2nd St is *again* up for a demo permit, and staff has relented and is now supporting it.

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> I'm contacting you to share some additional information and ask that you reject this application.

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> As you may know, I am in the process of doing a historic remodel in East Austin, for which the commission approved the plans last summer, the Peach Street House. Progress photos are available here:

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> <https://www.instagram.com/explore/tags/peachstreetrenovation/>

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> I first contacted the owners of this property, 1408 E 2nd St, back when it was an MX3 project, regarding salvaging the windows as my project has the same 2-over-2 double hung fenestration. MX3 stalled, and the sold the project to Loved Homes. MX3 also, in the meantime, filed a subdivision for the land, which had never been platted.

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> At the point, sometime last fall, I proposed to Loved Homes the following:

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> This house would be a perfect candidate to replicate what I'm doing at the Peach Street House - excavate a basement below the existing structure (the non-historic addition on the rear would be demolished). In the process, I would slightly relocate the house to the setbacks in current code, thereby enabling a plat amendment to make the historic lot the

smaller of the two (still fully code compliant), and gaining approximately 900 sf of buildable FAR for MX3 on the adjacent lot. I had a dialogue with their superintendent, TJ Love (no relation), about this in December and January, but he stopped responding in February. I also received no response from Dmitri with Loved Homes when I reached out to follow up a month ago.

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> In short, this house can absolutely be saved, and I have a plan to save it. Whether or not it should is the decision before the commission. I agree with the cost estimate coming in around half a million dollars. That's entirely reasonable. However, this would a \$1M home at the end of that process, and capitalizing the city's \$8,500/yr tax subsidy into the equation means the city is paying for at least a quarter of that cost. My plan would also produce approximately \$250,000 in additional value from the plat amendment and unlock additional FAR for the new construction. I have read Mr. Garcia's report on the structure, and he is an excellent engineer with a sterling reputation. However, I have also been in the house myself. Moreover, I had Mr. Garcia give me a proposal for structural engineering at my own project, and while I ended up engaging another engineer, this house is in no worse shape than the Peach Street House, which he referred to as eminently salvageable. In each case, Mr. Garcia is simply responding to his client's requests.

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> It may well be the case that Loved Homes is not capable of saving this house, but that does not mean that it cannot be saved.

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> -Steven

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