

## Bertron, Cara

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**From:** Gerald Balaka [REDACTED]  
**Sent:** Thursday, October 24, 2019 4:33 PM  
**To:** thailey haileystudio.com  
**Cc:** Bertron, Cara; Jake Friedman; roy@waterloopermits.com; bryan@atxprobuilders.com; Rice, Andrew  
**Subject:** Re: 1716 West 34th - NA support letter

\*\*\* External Email - Exercise Caution \*\*\*

Hi Cara,

I am guessing that you have my signed letter (response to the public notification). I left it at a mailbox on Monday.


I have lived next to 1716 W 34th Street since 1990. When I bought my house, 1716 was for sale. I considered buying it. The renovation needed was too much and not practical.

1. The dining room is like a wide hallway in the middle of the house. The last owners kept their dining room table in the middle of the living room. They put a couple of upholstered chairs where the dining room should have been. Forget a sofa if you want a dining table.
2. The house is only two bedrooms and one bath. There are no good options for adding on a second bathroom or any closet space. There are no obvious ideas on how to add additional bedrooms or a dining room (without pulling down the garage and family room).
3. The garage does not seem to have much of a foundation. The inside is asphalt. The floor has dipped from when cars were parked.
4. The family room connects the house to the garage. It's at ground level. If the backyard floods, water enters the garage and family room. The bottom of the family room dry rotting since they are at ground level.
5. The garage sidewall is about 24 inches from the lot line.
6. Recently, some potential buyers wanted to renovate the house. The contracts were pulled after it was professionally inspected.
7. It has the old wiring that cracks when touched.
8. The laundry room is in the garage that floods.

I approve of the design for the new house (especially after they changed the roofline).

An elm tree that was rotting in the middle needed to be removed. My only suggestion (to fit into the neighborhood) is that they add a couple of red oak trees or a Burr Oak to help soften the front of the house. Sadly, this is not an old house worth saving.

Thank you,

Gerald Balaka  
1800 West 34th Street  
Austin, TX 78703  


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