

From: [Sara Serra](#)
To: [Sara Varvarigos](#)
Subject: FW: 417 Graham Street, Boerne
Date: Thursday, February 29, 2024 8:37:42 AM

From: Becky Nguyen <modernbeck@gmail.com>
Sent: Wednesday, February 28, 2024 9:27 PM
To: Becky Nguyen <modernbeck@gmail.com>; Sara Serra <sbennett@boerne-tx.gov>
Subject: Fwd: 417 Graham Street, Boerne

Sara,

Thank you for passing this along for me. I am grateful to have at least had the opportunity to voice my concerns.

To all:

Thank you for your consideration on the request of demolition on 417 Graham in the Flats of downtown Boerne. Our time in downtown Boerne was amazing and I still love the special community there. Our request of demolition is not purely for the newness of the community or the request of new builders. It is more because of the options that have been made available. As I have gathered information, I cannot help but ask for this request. Thank you again for your consideration. My options at this point:

1. I have pursued the option of moving the house to a site out of city limits. The company seemed to believe this process would be between \$75,000 and \$100,000. The home is 18 feet tall and much too long to place on one trailer while the roof would be taken down. On top of this, I have not located and do not own a property for this process to be feasible.
2. I then reached out to the foundation repair company. The best estimate I was given was to leave the 1906 cedar piers and install 30 new concrete piers in other areas. This option is \$22,500. This does not include complete repair of the termite damaged walls and termite damaged floors and any problems that arise after the foundation is properly done. The floors seem to be the biggest of these expenses. Once this is done, electrical, plumbing, as well as a new AC/heating unit need to be addressed.

There are many ideas that circle this size lot with this size home. The Flats have become a great area of interest for many developers and builders. I am just stuck in a hard spot on working through this project because of the cost of making it happen to keep this home. Once again, thank you for your consideration and time with this property.

Sincerely,
Becky Nguyen