

134 Oak Park-

Demo Request to HLC

4/10/21

Intent and Basis- It is my understanding that the intent of the HLC hearings regarding properties is to observe and discern if a structure should be recommended for Historic Landmark designation. We feel confident that none of the improvements located on this property should be designated a historical landmark based on review of their shape, size, character, proximity, condition or historical value.

It had a name- City staff have presented and brought up that this structure is listed on the Sanborn maps in 1937 as "Shady Nook Tourist Camp". Indeed, it is likely that around that time the structure was built to take advantage of potential travelers on what was the San Antonio Hwy. It appears to have fallen the same fate as other nearby businesses in that era and was quickly closed in and converted into apartment dwellings. The property changed hands numerous times and was acquired by the last owner in the 80's. He used it for only what could be called cheap rental property at best for the past 40 + years.

Preservation vs. Commemoration- If not careful in deliberation it could be said of all buildings that there is a value of retention through preservation. After all someone lived, worked, raised a family or visited every building along the way. This can clearly not be the case for the building that we are discussing at 134 Oak Park. Perhaps what we can say is this... that the greater story, the one that speaks of Old San Antonio Hwy, and the road that formed now what is the Oak Park Neighborhood has value. If anyone believes in **Commemoration** of this story it is the people who have bookended the narrative with preserving two old filling stations for generations to come. So, what makes the difference in preservation vs. commemoration? It is the ability to see *architecturally* what has value and what does not and how to erase the lines and redraw the picture.

Building New to tell the story of OLD- When the elements of a building for multiple reasons do not lend themselves to preservation then what can be done is to tell part of a narrative through proper new buildings, documentation and use of reclaimed materials harvested from the original structure. It is our intent and our extensive track record to do just this. We plan on spending the extra dollars needed to harvest wood material from roof and rafters where possible to use in accent walls and architectural elements in new structures that will serve many families in this community. We document, photograph and work with city staff to highlight and commemorate areas of character such as Oak Park. Our

Condition- The condition of the buildings is deplorable at best and pose real risk of safety and health to neighbors and the community. There is mold growth, roof rot, floor system pits, holes in the foundation and gross mechanical conditions. We should not be proud as a city that people have been living here or that a landlord was able to keep his property in this condition in the city limits with active tenants. I would openly invite any city staff to the HLC walk through should they wish to come.

This building should be demolished.

Travis Roberson