



HISTORIC LANDMARK COMMISSION

Monday, October 22, 2012 – 7:00 P.M.

REGULAR MEETING

Council Chambers, City Hall

301 W. 2nd Street

Austin, Texas

CURRENT BOARD MEMBERS:

____ *Laurie Limbacher, Chair*
____ *Andrea Roberts*
____ *Dan Leary*
____ *Mary Jo Galindo*

____ *John Rosato, Vice-Chair*
____ *Leslie Wolfenden Guidry*
____ *Terri Myers*

AGENDA

CALL TO ORDER

I. CITIZEN COMMUNICATION: GENERAL

The first three speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

<u>Topic</u>	<u>Name</u>	<u>Address</u>	<u>Phone</u>

II. APPROVAL OF MINUTES

1. September 24, 2012

III. BRIEFINGS

None.

IV. PUBLIC HEARINGS

A. DISCUSSION AND ACTION ON APPLICATIONS FOR HISTORIC ZONING and CHANGES TO HISTORICALLY-ZONED PARCELS

1. C14-2012-0081 – Austin High School
1212 Rio Grande Street

Proposal: Change zoning from UNZ-H to DMU-H

City Staff: Clark Patterson, Planning and Development Review
Department, 974-7691

Staff Recommendation: Postpone to November 26, 2012 at the applicant's request.

2. **C14H-2012-0011 – Cabaniss-Tate-Chunn House**

Applicant: Sue Long, owner

Staff Recommendation: Recommend historic zoning. The Commission

to 612 West Monroe Street. The zoning case expired before the house was

[illegible]

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. C14H-1982-0001-F – Larmour Block

916 Congress Avenue

Proposal: Construct a rear addition to the existing third story.

Applicant: Jeffrey Scott Needles, Sixth River Architects

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Committee Recommendation: Not reviewed.

Staff Recommendation: Approve as presented with the recommendation that the applicant continue to work with staff to determine the rear façade of the proposed addition.

[illegible]

Staff Recommendation: Approve as presented.

[illegible]

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

3. LHD-2012-0024 – Hyde Park Local Historic District

4404 Avenue F

Proposal: Construct a new house on a vacant lot.

Applicant: Jason Williams, owner

City Staff: Alyson McGee, Historic Preservation Office, 974-7801

Committee Recommendation: Approve the design as proposed.

Staff Recommendation: Approve as presented.

[illegible]

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

4. LHD-2012-0030 – Hyde Park Local Historic District
4001 Avenue D

Proposal: Add front and rear dormers and a rear, one-story screened porch to a c.1945 contributing house.

Applicant: **Brendon Rogers, owner**

City Staff: Alyson McGee, Historic Preservation Office, 974-7801

Committee Recommendation: Provide documentation indicating previous dormers and change proportions to be more vertically oriented.

Staff Recommendation: Approve as presented.

[illegible]

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

5. **LHD-2012-0031 – Hyde Park Local Historic District**
4406 Avenue F

Proposal: Demolish a c. 1945 contributing house to allow for construction of a new house.

Applicant: Scott Miller, applicant

City Staff: Alyson McGee, Historic Preservation Office, 974-7801

Committee Recommendation: Not presented to Committee.

Staff Recommendation: Staff does not have a recommendation for the Certificate of Appropriateness; however additional testimony is anticipated at the public hearing that will provide more information regarding the condition of the foundation and the feasibility of repairing those conditions.

[illegible]

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

6. C14H-2001-0147 – Goodall-Wooten House
1900 Rio Grande Street

Proposal: Remove the porte-cochere, landscaping, installation of improved ADA compliant facilities, construction of a new private dining room and canopy; conversion of a window to a door; installation of new porch lighting.

Applicant: Jay Colombo, Michael Hsu Architects

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Committee Recommendation: Approve as presented with an itemization of specific work to be performed on the site.

Staff Recommendation: Approve as presented.

[illegible]

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

7. C14H-2009-0008 – Massey-Page House

1305 Northwood Road

Proposal: Construct a new brick wall with gates and trellises; extend the front patio; repave the front walkway.

Applicant: Robert Hicks, owner

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Committee Recommendation: Ensure a separation between the proposed wall and the house so that the two do not blend together; all other aspects of the proposal are appropriate.

Staff Recommendation: Approve as presented.

[illegible]

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

8. C14H-2009-0015 – Gardner House

2418 Jarratt Avenue

Proposal: Construct a side addition and a second-story addition to the garage.

Applicant: David Canciolosi, agent; Paul DeGroot, architect
City Staff: Stephen J. ...

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Committee Recommendation: Eliminate the stone accents from the addition and make it all stucco.

Staff Recommendation: Approve the proposal with the stone accents.	
Name	

[illegible]

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

1. NRD-2012-0112

1612 W. 11th Street (Clarksville)

Proposal: Demolish a rear addition on a c. 1912 house and add a new two-story addition to the rear.

Applicant: Richard Hughes, architect

City Staff: Alyson McGee, Historic Preservation Office, 974-7801

Staff Recommendation: Release the permit per the proposed design with the recommendation that the applicant retain as much of the original board and batten siding material as possible.

Building & Demolition permits	Name	Address	Phone#
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
Opposed			
Opposed			
Opposed			
Opposed			
Opposed			
Opposed			
Opposed			
Opposed			
Opposed			
Opposed			
Opposed			
Opposed			
Opposed			
Opposed			
In Favor			

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

2. NRD-2012-0113

2301 Woodlawn Boulevard (Old West Austin)

Proposal: Demolish c. 1951 contributing house and construct a new house.

Applicant: Dennet and Catherine Wenske, owners

City Staff: Alyson McGee, Historic Preservation Office, 974-7801

Staff Recommendation: Recommend the applicant reconsider demolition of the existing house. If the applicant pursues demolition, release the demolition and building permit as the applicant has already submitted a City of Austin documentation package.

Building & Demolition permits	Name	Address	Phone#
In Favor	Dennet Wenske	2301 Woodlawn Blvd	801-2877
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
Opposed			
Opposed			
Opposed			
Opposed			
Opposed			
Opposed			
Opposed			
Opposed			
Opposed			
Opposed			
Opposed			
Opposed			
Opposed			
Opposed			
In Favor			

C.

3. **NRD-2012-0114**

1704 W. 29th Street (Old West Austin)

Proposal: Construct a new house on a vacant lot.

Applicant: Mark and Leslie Love, owners

City Staff: Alyson McGee, Historic Preservation Office, 974-7801

Staff Recommendation: Release the building permit with the recommendation that the applicant revise the design to be more compatible with the neighborhood.

[illegible]

C.

4.

2421 Jarratt Avenue (Old West Austin)

Proposal: Construct a second story addition and front porch on a c. 1940 contributing house.

Applicant: Norma Yancy, architect

City Staff: Alyson McGee, Historic Preservation Office, 974-7801

Staff Recommendation: Recommend the applicant reconsider the proposed revisions. If the applicant pursues the design as proposed release the permit upon submission of a City of Austin documentation package.

[illegible]

C.

5.

416 E. 6th Street (Sixth Street)

Proposal: Extend the rooftop deck to the parapet wall.

Applicant: Afshin Mohammedzadeh

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Approve as proposed.

[illegible]

C.

6.

Sixth Street at the IH-35 southbound service road (Sixth Street)

Proposal: Construct an arch over Sixth Street at the eastern entrance to the Historic District.

Applicant: Carl Daywood

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Continue to work with staff to develop the details of the proposed gateway arch.

[illegible]

D. DISCUSSION AND POSSIBLE ACTION ON APPLICATIONS FOR DEMOLITION OR RELOCATION

1. HDP-2012-0289

2617 Pecos Street

Proposal: Demolish a ca. 1961 house.

Applicant: Ross Rathgeber, Southwest Destructors

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Release the demolition permit upon completion of a City of Austin Documentation Package consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history, for archiving at the Austin History Center. The Austin History Center already has the original drawings for this house. However, staff strongly encourages the prospective owner to reconsider demolition of this excellent example of Leonard Lundgren's mid-century modern residential design.

[illegible]

D. DISCUSSION AND POSSIBLE ACTION ON APPLICATIONS FOR DEMOLITION OR RELOCATION

2. HDP-2012-0306

1512 Forest Trail

Proposal: Demolish a ca. 1938 house.

Applicant: Ryan Cumby, Noble Engineering; and Brian Cumby

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Release the demolition permit upon completion of a City of Austin Documentation Package consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history for archiving at the Austin History Center.

[illegible]

Staff Recommendation: Release the demolition permit upon completion of a City of Austin Documentation Package consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history for archiving at the Austin History Center.

[illegible]

D.

4.

1512 Alta Vista Avenue

Proposal: Demolish a ca. 1951 house.

Applicant: Kari Blachly

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Release the demolition permit upon completion of a City of Austin Documentation Package consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history for archiving at the Austin History Center.

[illegible]

D. DISCUSSION AND POSSIBLE ACTION ON APPLICATIONS FOR DEMOLITION OR RELOCATION

5. HDP-2012-0336

703 E. 49th Street

Proposal: Demolish a ca. 1948 house.

Applicant: Peter Peveto, Gossett-Jones Homes

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Release the demolition permit upon completion of a City of Austin Documentation Package consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history for archiving at the Austin History Center.

[illegible]

D. DISCUSSION AND POSSIBLE ACTION ON APPLICATIONS FOR DEMOLITION OR RELOCATION

6. HDP-2012-0337

705 E. 49th Street

Proposal: Demolish a ca. 1946 house.

Applicant: Peter Peveto, Gossett-Jones Homes

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Release the demolition permit after completion of a City of Austin Documentation Package consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history for archiving at the Austin History Center.

[illegible]

A.2

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.austintexas.gov

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14H-2012-0011

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: Historic Landmark Commission, Oct 22, 2012

Your Name (please print)

G. MICHAEL LINDNER

☐ I am in favor
☒ I object

Your address(es) affected by this application

710 W. ELIZABETH ST

Signature

[Handwritten Signature]

Date

10/16/12

Daytime Telephone:

239-3045

Comments:

I don't like they have

drawed it up to look

historic, just are presently

owning for the tax

break.

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Steve Sadowsky

P. O. Box 1088
Austin, TX 78767-8810

RECEIVED

OCT 17 2012

NPZD/CHPO

A.2

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

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A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

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Case Number(s): C14H-1982-0001-f

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: Historic Landmark Commission, October 22, 2012

Richard Capombero
Your Name (please print)

800 BEAVERS ST, #1008
Your address(es) affected by this application

☐ I am in favor
☒ I object

Roland Gentry
Signature

10-14-12
Date

Comments: THERE ARE OTHER BUILDINGS IN
THE CITY OF AUSTIN MORE WORTHY OF
THIS DESIGNATION. IF YOU APPROVE THIS
YOU WILL BE SETTING A PRECEDENT
TO APPROVE MANY OTHER BUILDINGS.

If you use this form to comment, it may be returned to:
City of Austin

Planning & Development Review
Steve Sadowsky
P. O. Box 1088
Austin, TX 78767-8810

OCT 17 2012

NPZD/CNR

From: David Conner
Sent: Thursday, October 11, 2012 11:14 AM
To: McGee, Alyson
Cc: Jason Williams
Subject: DRC Met with Owners of 4404 Avenue F

Hello Alyson, the DRC met with Jason on the plans for 4404 Ave F and did not oppose the proposed design. We did not see actual architectural plans but from what we did see we felt that they were compatible to the Hyde Park LHD design standards. Let us know if you need any more information.

----- Forwarded Message -----

From: Jason Williams
To: David Conner
Sent: Thursday, October 11, 2012 10:46 AM
Subject: Re: 4404 Avenue F

Hi David,

It has been a while, but I have been working with Alyson McGee at the City of Austin and told her that I had presented our plans to your committee regarding the property at 4404 Avenue F. She asked if you would please forward her an email showing the Hyde Park Design Committee's support of our project. I have met with the City's committee and will be presenting our plans to Landmark later this month for a Certificate of Appropriateness. As a refresher, here is the rendering of our intended house below that I presented at the Hyde Park meeting in August. Many thanks for your help,

Jason Williams

On Aug 20, 2012, at 9:54 PM, David Conner wrote:

Jason, when you submit your plans to Landmark, I will email them and will let them know you met with DRC and the DRC did not oppose what was presented.

David Conner

From: Jason Williams
To: David Conner
Sent: Wednesday, August 15, 2012 10:21 AM
Subject: 4404 Avenue F

Good morning David,

I wanted to see if I can please get on your schedule for the next design meeting so we can talk about our ideas for the property at 4404 Avenue F. Is the next meeting Monday August 20? I also spent some time with Alyson McGee at the City of Austin and she was very helpful in giving us some guidance.

Thanks - I look forward to meeting you.

Jason Williams

NRD-2012-0112
C.1

From: Mary Reed
Sent: Wednesday, October 03, 2012 8:48 AM
To: Sadowsky, Steve
Subject: 1612 West 11th Street

Dear Steve:

The board of directors of the Clarksville Community Development Corporation (CCDC) has reviewed the remodel plans for 1612 West 11th in the Clarksville National Register Historic District and supports the project. We are especially happy that the owner will retain the 1920s portion of the house. The board believes that once completed, the project will be an asset to the neighborhood.

Please get in touch if you have any questions.

Mary

President, CCDC

Mary Reed
MR•PR
1101 Charlotte Street
Austin, TX 78703
www.get-your-message-out.com
<http://www.linkedin.com/pub/mary-reed/2/b10/387>
512 441 5212 (O) 512 657 5289 (C)

PUBLIC HEARING INFORMATION

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and:

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Case Number(s): NRD-2012-0112

Contact: Alyson McGee, 512-974-7801

Public Hearing: October 22, 2012 Historic Landmark Commission

Your Name (please print) Linda M. Baylor

1613 W. 10th St

Your address(es) affected by this application

Alyson McGee

Signature

10-15-2012

Date

Comments:

☐ I am in favor
☒ I object

If you use this form to comment, it may be returned to:
City of Austin

Planning and Development Review Department

Alyson McGee

P. O. Box 1088

Austin, TX 78767-8810

Fax Number: (512) 974-9104

OCT 17 2012

NPZD/CNV

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Case Number(s): NRD-2012-0112

Contact: Alyson McGee, 512-974-7801

Public Hearing: October 22, 2012 Historic Landmark Commission

Nick Mehl

Your Name (please print)

1610 W. 11th St.

Your address(es) affected by this application

[Signature]

Signature

10/16/12

Date

☒ I am in favor
☐ I object

Comments: I am the neighbor to the east.

The existing house is in terrible condition and leasing it will be no loss to the neighborhood. The drawings for the new house look good - the house is not big and keeps to the scale of the neighborhood.

If you use this form to comment, it may be returned to:

City of Austin

Planning and Development Review Department

Alyson McGee

P. O. Box 1088

Austin, TX 78767-8810

Fax Number: (512) 974-9104

OCT 17 2012

NPZD/CHPO

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Case Number(s): **NRD-2012-0113**

Contact: Alyson McGee, 512-974-7801

Public Hearing: October 22, 2012 Historic Landmark Commission

Coleen Ffardyn

Your Name (please print)

2300 FEASE RD.

Your address(es) affected by this application

Coleen Ffardyn

Signature

Oct 16 2012

Date

Comments: *Alyson McGee*

Oct. 22, 2012 - 7 PM - Case

Number NPD-2012-0113

I understand the edifice is now in terrible condition - to try and reclaim its original condition would be a financial burden to the owners. Good luck to the new neighbors.

If you use this form to comment, it may be returned to:

City of Austin

Planning and Development Review Department

Alyson McGee

P. O. Box 1088

Austin, TX 78767-8810

Fax Number: (512) 974-9104

OCT 19 2012

NPZD/CHRU

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number(s): NRD-2012-0114

Contact: Alyson McGee, 512-974-7801

Public Hearing: October 22, 2012 Historic Landmark Commission

Your Name (please print)

FRANK J. WARR

3902 KERRY LANE

Your address(es) affected by this application

Signature

Frank J. Warr

Date

10/15/12

Comments:

OK with MS

If you use this form to comment, it may be returned to:

City of Austin

Planning and Development Review Department

Alyson McGee

P. O. Box 1088

Austin, TX 78767-8810

Fax Number: (512) 974-9104

OCT 17 2012

RECEIVED

NPZD/CHPO

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Case Number(s): LHD-2012-0024

Contact: Alyson McGee, 512-974-7801

Public Hearing: Historic Landmark Commission, October 22, 2012

Your Name (please print) Harry Mackey

4407 Ave D

Your address(es) affected by this application _____

☒ I am in favor
☐ I object

Signature _____

Date _____

Comments: _____

If you use this form to comment, it may be returned to:
City of Austin

Planning & Development Review

Alyson McGee

P. O. Box 1088

Austin, TX 78767-8810

OCT 17 2012

NPZD/CHPO

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Case Number(s): LHD-2012-0031

Contact: Alyson McGee, 512-974-7801

Public Hearing: Historic Landmark Commission, October 22, 2012

Your Name (please print)

Harry Mackey
4407 Ave D

☒ I am in favor
☐ I object

Your address(es) affected by this application

Signature

Date

Comments:

If you use this form to comment, it may be returned to:

City of Austin
Planning & Development Review
Alyson McGee
P. O. Box 1088
Austin, TX 78767-8810

OCT 17 2012
NPZD/CMPU

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Case Number(s): HDP-2012-0289 PR-12-087769

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: October 22, 2012 Historic Landmark Commission

ROBT. & FLORA MARVIN

Your Name (please print)

☒ I am in favor
☐ I object

2602 ESCONDIDO 78703

Your address(es) affected by this application

[Signature]

Signature

10/16/12

Date

Comments:

We are in favor of demolition.

If you use this form to comment, it may be returned to:

City of Austin

Planning and Development Review Department

Steve Sadowsky

P. O. Box 1088

Austin, TX 78767-8810

City Number: (512) 974-9104

REIVED

OCT 18 2012

NPZD/CHPO

PUBLIC HEARING INFORMATION

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Case Number(s): HDP-2012-0309 PR-12-092528

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: October 22, 2012 Historic Landmark Commission

Michael Baird
Your Name (please print)

1811 Hetherst

Your address(es) affected by this application

Michael Baird
Signature

10-15-2012
Date

Comments:

☐ I am in favor
☒ I object

If you use this form to comment, it may be returned to:

City of Austin
Planning and Development Review Department
Steve Sadowsky
P. O. Box 1088
Austin, TX 78767-8810
Fax Number: (512) 974-9104

OCT 17 2012
NPZD/CHV

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Case Number(s): **HDP-2012-0334 PR-12-096360**

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: October 22, 2012 Historic Landmark Commission

Your Name (please print) Jennifer Anderson

1611 Alta Vista Ave.

Your address(es) affected by this application

☒ I am in favor of this object

Signature

Date

Comments:

We are very saddened by the fact that so many original homes in our beloved neighborhood of Travis Heights are being demolished and replaced with homes that lose in size and shape other neighboring homes. They look out of place and are ruining the charm and character of the neighborhood.

What makes Travis Heights so special!!

If you use this form to comment, it may be returned to:

City of Austin
Planning and Development Review Department
Steve Sadowsky
P. O. Box 1088
Austin, TX 78767-8810
Fax Number: (512) 974-9111

RECEIVED

OCT 23 2012

NEZDICHU

D.4

D
F

unfortunate

Drive Down

See what have built

- identifies the issues of concern

- if there
is anything
else I can
do please advise
I work Monday
through
Friday
as

25

Ashida

1

Contact: Steve Sadowsky, 512-974-6454

Your Name (please print)

☐ I am in favor of the object

909 E. Main St.

Signature

Oct 20 2013

Original
P/ear No more?

absolutely not

1950s busatons that make
Tours Height unique, to build
more high "monuments" which Duarte
adjacent have a one room and neapend

UShade

to demand
to legal

OCT 18 2012

OCT 18 2012

NPZD/CHPU

Renovation?

PUBLIC HEARING INFORMATION

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Case Number(s): **HDP-2012-0334 PR-12-096360**

Contact: Steve Sadowsky 512-974-6454

Public Hearing: October 22, 2012 Historic Landmark Commission

Your Name (please print)

THOMAS KOITSCHE

Your address(es) affected by this application

1402 ACTA VISTA

10-15-12

☒ I am in favor
☐ I object

Signature

Date

Comments:

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City of Austin

Planning and Development Review Department
Steve Sadowsky
P. O. Box 1088
Austin, TX 78767-8810
Fax Number: (512) 974-9104

RECEIVED

OCT 19 2012

WIPZD/CHRV

D.4

D.4

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D.4

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Case Number(s): **HDP-2012-0334 PR-12-096360**

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: October 22, 2012 Historic Landmark Commission

Your Name (please print)

JOSEPH DOSS

Your address(es) affected by this application

1509 ALTA VISTA AVE

Signature

Date

Comments:

I feel the property has historical significance and the house should not be demolished. The house appears to be in very good condition and was recently somewhat painted.

If you use this form to comment, it may be returned to:

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Steve Sadowsky
P. O. Box 1088
Austin, TX 78767-8810
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Case Number(s): **HDP-2012-0334 PR-12-096360**

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: October 22, 2012 Historic Landmark Commission

Your Name (please print)

Ann Lander

Your address(es) affected by this application

1507 Alta Vista 78704

Signature

Date

Comments: Trevis Heights is an historic neighborhood, not a rebuilt one. The house in question is one of only two examples of mid-century ranch style (most for flat lot) on a hillside with mixed results. As such house has some architectural interest to me. There are plenty of non-historic neighborhoods in Austin needing redevelopment. Trevis Heights having stock character be preserved if the neighborhood is to retain any character worth having.

☐ I am in favor
☒ Object

If you use this form to comment, it may be returned to:
City of Austin
Planning and Development Review Department
Steve Sadowsky
P. O. Box 1088
Austin, TX 78767-8810
Fax Number: (512) 974-9104

OCT 22 2012

NPZD/CMP

From: Wendy Todd
Sent: Monday, October 15, 2012 9:19 PM
To:
Cc: Marc Davis; David Todd; Jean Mather; Laurie Limbacher; Sadowsky, Steve
Subject: 1512 Alameda Drive

Historic Case Number HDP-2012-0334
Review Case Number PR-12-096960

1512 Alameda

Ms. Blachly,

We were surprised to learn that your client is interested in demolishing the stone house, one of a pair built in 1951, on the north side of the intersection of Monroe Street and Alta Vista Avenue in Travis Heights.

As the resident of a 1915 bungalow within 500 feet of the property, I am wondering what compelling reasons your client has to tear down the house on what appears to be a double lot. Surely the existing house could be remodeled or renovated should your client require additional square footage.

Furthermore, as evidenced by the vacant lot around the corner at 1519 Alameda, I oppose any demolition prior before plans are filed and approved for a construction permit. Otherwise, the neighborhood is left with an abandoned site and its attendant problems.

Lastly, it is my belief that a neighborhood succeeds when it respects all periods of its history. I would urge you and your client to appear before the South River City Citizens neighborhood group to present your case. Without that, I fear that you will have little support.

Thank you for your consideration.

Wendy Price Todd
709 East Monroe Street
Austin TX 78704

From: dtodd@
Sent: Monday, October 15, 2012 10:13 PM
To: Sadowsky, Steve
Subject: HDP-2012-0334, PR-12-096360

Dear Mr. Sadowsky,

As a neighbor within the 500-foot notice distance, I got a notice of the proposed demolition of the house at 1512 Alameda.

Given that it is a pair to the house immediately to the east, its traditional design and local materials, and its 60-year age, I think it is a significant part of the historic fabric of Travis Heights, worthy of protection.

I am concerned that the owners have proposed the house's demolition without expressing a clear need to do so. Given the large, two-lot area that the house sits on, and the house's robust stone construction, I would think that remodeling or adding on would be possible. It appears that the new owners have decided to proceed with demolition very soon after acquiring the house, and perhaps have not put in the time and consideration to reviewing all their options, including renovation or addition.

I am also worried that no proposal for its replacement has been provided to the neighborhood, and no assurance that the new construction will be of a size and scale to fit. Our immediate vicinity has seen new out-of-scale homes, as well as lots that have been cleared, and not rebuilt on. We would prefer to avoid both alternatives.

Last, I am surprised that the new owners have not had the courtesy of approaching the neighborhood association, the SRCC, to inform nearby residents about their plans, before seeking a demolition permit. While certainly not required, this kind of cooperation is always welcome.

At this point, I oppose the demolition.

Thank you for considering my views,

David Todd
709 East Monroe Street
Austin, Texas 78704
512-416-0400