

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 ____ John Rosato, Vice-Chair ___ Leslie Wolfenden Guidry ___ Dan Leary ____ Terri Myers ___ Mary Jo Galindo 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.

Topic	<u>Name</u>	Address	Phone

- 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.

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

2. C14H-2012-0011 – Cabaniss-Tate-Chunn House 612 West Monroe Street

Applicant: Sue Long, owner

City Staff: Steve Sadowsky, Historic Preservation Office 974-6454
Staff Recommendation: Recommend historic zoning. The Commission recommended historic zoning for this house in 2007 and granted a Certificate of Appropriateness to move it from 1502 South First Street around the corner to 612 West Monroe Street. The zoning case expired before the house was

moved. Historic Name Address Phone# zoning In Favor Opposed Opposed

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.

Building Permit	Name	Address	Phone#
In Favor			
In Favor		Telling one recover a responsi	
In Favor		THE RESERVE OF THE PARTY OF THE	
Opposed			
Opposed	4 700 1 1 1 1 1 1 1 1 1 1		
Opposed			
Opposed	4		

2. C14H-1990-0007 – Nelson Davis Warehouse

117 W. 4th Street

Proposal:

Construct improvements to the rooftop deck at Six Lounge.

Applicant: Scott Magic, Michael Hsu Architects; Chris Ruhling, Six

Lounge.

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

Committee Recommendation:

Building	Staff Recommendation: Name	Address	Phone#
Permit			1 Honew
In Favor	SOHN KORICITY	405 F. 48TM ST	716-4343
In Favor	JOHN KORTOTT	405 E. 48TM ST.	706-4303 775-9627
In Favor		11/01/	113 7622
In Favor			
Opposed			

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.

Building	Name	Address	Phone#
Permit			
In Favor	David Conna	3820 ALF	+
In Favor			
Opposed	Complete Section 1		
Opposed			

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

> Add front and rear dormers and a rear, one-story screened Proposal:

porch to a c.1945 contributing house. Applicant: Brendon Rogers, owner

Alyson McGee, Historic Preservation Office, 974-7801 City Staff: Committee Recommendation: Provide documentation indicating

previous dormers and change proportions to be more vertically oriented.

Building Permit	Staff Recommendation Name	Approve as presented. Address	Phone#
In Favor			
In Favor	4-6-13/1-1-1-1-1-1		
Opposed	k a s we say that a second		
Opposed			
Opposed			
Opposed	· FEMALETTE LEAVE		
Opposed	6-604		
Opposed	Frank Alexander		
Opposed			

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.

Demolition	Name	Address	Phone#
In Favor	Janell Rose	Address 6130 () liver Laving 1/1	Thomes 2011
In Favor	Jeff Tucker	ELOS CHILO PONIS IN	288-2211
In Favor			275-19/1
In Favor			
In Favor		1	
In Favor			
Opposed	David Conna.	3920 Au F	
Opposed	Lorre Weidlich	4313 Ave. F	
Opposed	Karen Sandeh	4308 Ave F	
Opposed	, in joint garages of	130x AVE!	
Opposed			

C14H-2001-0147 - Goodall-Wooten House

1900 Rio Grande Street

Remove the porte-cochere, landscaping, installation of Proposal: 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.

Building permit	Name	Address	Phone#
In Favor	JAY COLOMPO	49/0 BUPAET &D.	
In Favor		THO DUPALI &B.	663.1798
In Favor			
In Favor			
In Favor			
In Favor			A B A S A S A S A S A S A S A S A S A S
In Favor			
In Favor			
In Favor			A Park subs
In Favor			
In Favor			
In Favor			
In Favor			1910
Opposed			
Opposed	Michigan International Control		
Opposed			
Opposed			
Opposed			S 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Opposed			

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.

Building permit	Name	Address	Phone#
In Favor			
Opposed			

- DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF В. **APPROPRIATENESS**
 - 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

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

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

Building permit	Name	Approve the proposal with the s Address	Phone#
In Favor	De Canaaler	7108 Burngdele Way	
In Favor		The state of the s	7992401
In Favor			
Opposed			W 197
Opposed			
Opposed			
Opposed	A STATE OF THE PARTY OF THE PAR		
Opposed			

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	MUNICIPAL PROPERTY.		
In Favor	7 47 50 2 2 3 3 3 3 3 3 3 3		
Opposed	345,200		
Opposed			
Opposed	Tarakin		
Opposed		7	
Opposed			
Opposed			
In Favor			

REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS C.

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

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

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

Building & Demolition permits	of Austin documentation package Name	Address	Phone#
In Favor	Dennet Wenske	2301 Wood (coein Blvd	801-2877
In Favor	WWW. TSINCE	Pour vyour cucon piva	801-1011
In Favor			
In Favor	North Control of the		
In Favor			
Opposed	Statement of the statem		
Opposed			-
n Favor			

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

NRD-2012-0114

1704 W. 29th Street (Old West Austin)

Construct a new house on a vacant lot. Proposal:

Mark and Leslie Love, owners Applicant:

Alyson McGee, Historic Preservation Office, 974-7801 City Staff: Staff Recommendation: Release the building permit with the

recommendation that the applicant revise the design to be more compatible

with the neighborhood.

Building	Name	Address	Phone#
permit			1 Hollen
In Favor	Hark Love	1703 W 29th	721-59112
In Favor	Ly in Love	1703 W. 2942	721-5916
In Favor			161-3716
In Favor			
Opposed		and the Maria Section Section	
Opposed			,
Opposed			
Opposed			22
Opposed			
Opposed			
Opposed			

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

4. NRD-2012-0115

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.

Building	Name	Address	Phone#
permit			1 Hones
In Favor	William FAJUN	ZAZI JANAH	472 3364
In Favor		CANA	416 2267
In Favor			
Opposed	No. 10 March 1981		
Opposed			511 5 11 1 1 1 1 1
Opposed	Wall to the second second		
Opposed			
Opposed			
Opposed			

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

NRD-2012-0093

416 E. 6th Street (Sixth Street)

Proposal:

Extend the rooftop deck to the parapet wall. Afshin Mohammedzadeh Applicant:

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

Staff Recommendation: Approve as proposed.

Name	Address	Phone#
		1 Hone
		The same of the sa
	Name	Name Address

REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS C.

NRD-2012-0116

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

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

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

Building permit	of the proposed gatew:	Address	Phone#
In Favor			
Opposed		The second secon	
Opposed			

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 Sado

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.

Demolition	Name Koss Radherlaw	Address P.D. Rok 50469 Austra 18763	Phone#
In Favor	Ross Radheraw	DN 80x 5/1/0 Aug 1873	1+N821 N/7
In Favor		TOTAL SO TO THOUGH AS TOS	1713 0.70 100 1
In Favor			
Opposed			
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Opposed	Maria San San San San San San San San San Sa		
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Opposed	74.13 K-1		
Opposed			

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

2. HDP-2012-0306

1512 Forest Trail

Proposal:

Demolish a ca. 1938 house.

Applicant:

Ryan Cumby, Noble Engineering; and Brian Cumby Steve Sadowsky, Historic Preservation Office, 974-6454

City Staff: 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

Demolition	Name	Address	Phone#
In Favor			
In Favor			Rand Cale Lie No approve
In Favor			
In Favor			
In Favor	Strike Property Language		FREE AND STREET
In Favor			
In Favor			
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In Favor			
Opposed			10 E 1 E 1 E 1 E 1 E 1 E 1 E 1 E 1 E 1 E
Opposed			
Opposed	3 T- 1 - 1 - 1 - 1 - 1 - 1		

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

3. HDP-2012-0309

2008 Goodrich Avenue

Proposal: Demolis

Demolish a ca. 1939 house.

Applicant: Scott Turner

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

Demolition	Name	Address	Phone#
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In Favor			
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In Favor			
In Favor	Hazila Jackina		
Opposed			

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

4. HDP-2012-0334

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

Demolition	Name	Address	Phone#
In Favor	Kari Blacky	210 E. Ch \$4063'0	259-0010
In Favor	Rolat Symmers		101-0-10
In Favor			
In Favor			
In Favor	Philippin in the state of the s		
In Favor			
In Favor	DARREN SERVE SERVE		
Opposed	Francesco Passanti	1906 Van 1 18 70701	707.0070
Opposed	- Wisconson	1906 Kenwood \$ 78704	707-8939
Opposed			
Opposed	Marie Control of the		
Opposed			

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

Demolition	Name	Address	Phone#
In Favor			- I Alone
In Favor			
In Favor	THE RESERVE TWO COLORS		
In Favor			
In Favor			
In Favor		DISTRIBUTE OF STREET	
In Favor			
In Favor			
In Favor			
Opposed		F 1022 - 102	
Opposed			
Opposed			
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Opposed	TERRITOR TO THE TERRITOR		

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: S

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

Demolition	Name	Address	Phone#
In Favor		12441000	1 Holle#
In Favor			
Opposed	CALLES A RALLE		
Opposed			
Opposed			
Opposed			
Opposed	TELEVISION OF THE		
Opposed			

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

Austin, TX 78767-8810

OCT 17 2012	r lanning & Development Review Department Steve Sadowsky P. O. Box 1088
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Date	Signature Daytime Telephone: 239-3045
10/16/12	Your address(es) affected by this application
☐ I am in favor → object	710 W. ECIZABIET &
n, Oct 22, 2012	Contact: Steve Sadowsky, 512-974-6454 Public Hearing: Historic Landmark Commission, Oct 22, 2012 C, MICHAEC LIMONES
	Case Number: C14H-2012-0011

affecting your neighborhood environmental organization that has expressed an interest in an application development or change. have the opportunity to speak FOR or AGAINST the proposed 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 You may also contact a neighborhood or

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or days from the announcement, no further notice is required. date and time for a postponement or continuation that is not later than 60 denial of the application. If the board or commission announces a specific

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

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

- 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;
- occupies a primary residence that is within 500 feet of the subject is the record owner of property within 500 feet of the subject property property or proposed development;
- is an officer of an environmental or neighborhood organization that has or proposed development; or subject property or proposed development. an interest in or whose declared boundaries are within 500 feet of the

be available from the responsible department. department no later than 14 days after the decision. An appeal form may A notice of appeal must be filed with the director of the responsible

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/development.

> contact person listed on the notice) before Written comments must be submitted to the board or commission (or the

P. O. Box 1088 Steve Sadowsky Austin, TX 78767-8810 City of Austin Planning & Development Review If you use this form to comment, it may be returned to: OCT 17 ZU1Z NPZDICTITO

LHD-2012-0024 Page 1 B.3

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.

LHD-2012-0021, Page 2

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

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)

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 a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. 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.

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
- 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.

or proposed development; or

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/development.

Fax Number: (512) 974-9104

67-8810	P.
Planning and Development Review Department Alvson McGee OCT 17 2012	AI PI
City of Austin	Ω
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Public Hearing: October 22, 2012 Historic Landmark Commission	P
Contact: Alyson McGee, 512-974-7801	C

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

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

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

- 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;
- occupies a primary residence that is within 500 feet of the subject is the record owner of property within 500 feet of the subject property property or proposed development;
- 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.

or proposed development; or

be available from the responsible department. department no later than 14 days after the decision. An appeal form may A notice of appeal must be filed with the director of the responsible

process, visit our web site: www.austintexas.gov/development. For additional information on the City of Austin's land development

Written comments must be submitted to the board or commission (or the

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Planning and Development Review Department City of Austin If you use this form to comment, it may be returned to:

Alyson McGee

P. O. Box 1088

Austin, TX 78767-8810

Fax Number: (512) 974-9104

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City of Austin

P. O. Box 1088 Alyson McGee Planning and Development Review Department

Austin, TX 78767-8810

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Contact: Steve Sadowsky, 512-974-6454	
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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	Your address(es) affected by this application Signature Comments:	Michael Baird Your Name (please print)	Case Number(s): HDP-2012-0309 PR-12-092528 Contact: Steve Sadowsky, 512-974-6454 Public Hearing: October 22, 2012 Historic Landmark Commission	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.
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Steve Sadowsky Planning and Development Review Department City of Austin If you use this form to comment, it may be returned to Comments Your address(es) affected by this application Your Name (please prin Public Hearing: October 22, 2012 Historic Landmark Commission Contact: Steve Sadowsky, 512-974-6454 Case Number(s): HDP-2012-0334 PR-12-096360 date of the public hearing, and the Case Number and the contact person comments should include the board or commission's name, the scheduled contact person listed on the notice) before or at a public hearing. Your listed on the notice, Written comments must be submitted to the board or commission (or the ale and kery sed Signature sold Clemp 1 stock HET RELEANDORME BR PIC DEXIC SPELL STRAN To the メンなり 1000 lobject Date am in favor

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P. O. Box 1088 Steve Sadowsky Planning and Development Review Department City of Austin Austin, TX 78767-8810 If you use this form to comment, it may be returned to: HINGH Comments: Your address(es) affected by this application Your Name (please print) Public Hearing: October 22, 2012 Historic Landmark Commission Contact: Steve Sadowsky, 512-974-6454 Case Number(s): HDP-2012-0334 PR-12-096360 date of the public hearing, and the Case Number and the contact person comments should include the board or commission's name, the scheduled contact person listed on the notice) before or at a public hearing. Your listed on the notice. 904 E MON DES-HMY MEYER Treated The state of cela SAS ACT NAS John of one count on remember Signature NO MOR DOET TROU EGT JANA DINA to dandul) Hower as An object I am in favor



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Steve Sadowsky

City of Austin

Planning and Development Review Department

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Austin, TX 78767-8810 Fax Number: (512) 974-9104

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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

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> Fax Number: (512) 974-9104 Austin, TX 78767-8810

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Steve Sadowsky

P. O. Box 1088

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Contact: Steve Sadowsky, 512-974-6454 contact person listed on the notice) before or at a public hearing. Your Public Hearing: October 22, 2012 Historic Landmark Commission Case Number(s): HDP-2012-0334 PR-12-09636(date of the public hearing, and the Case Number and the contact person comments should include the board or commission's name, the scheduled listed on the notice.

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