

HISTORIC LANDMARK COMMISSION Monday, November 26, 2012 – 7:00 P.M. SPECIALLY-CALLED MEETING Council Chambers, City Hall 301 W. 2nd Street Austin, Texas

John Rosato, Vice-Chair

CURRENT BOARD MEMBERS:

Laurie Limbacher, Chair

	Andrea Roberts Dan Leary Mary Jo Galindo		Leslie V Terri M	Volfenden Guidr Jyers	У
		AGENI)A		
CAL	L TO ORDER				
I.	CITIZEN COMMUNIC The first three speake each be allowed a three not posted on the agen	ers signed up prior ee-minute allotment	to the meeting		
Topic	Name		Address	Pl	hone
			- *		

II. APPROVAL OF MINUTES

1. October 22, 2012

III. BRIEFINGS

None.

IV. PUBLIC HEARINGS

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

C14-2012-0081 - Austin High School

1212 Rio Grande Street

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

Clark Patterson, Planning and Development Review City Staff:

Department, 974-7691

Staff Recommendation:

Postpone to December 17, 2012 at the applicant's

Historic zoning	Name	Address	Phone#
In Favor	tottiam Natern	- HON HEST NITE	F
In Favor	0.71.00	1706 WEST 41559	212924 1700
In Favor			
In Favor	Andrew April 152 April 1992		
In Favor			
Opposed			

IV. **PUBLIC HEARINGS**

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

C14H-2012-0012

Sellstrom House 2617 Pecos Street

Proposal:

Demolish a ca. 1961 house.

Applicant:

Ross Rathgeber, Southwest Destructors

City Staff:

Steve Sadowsky, Historic Preservation Office, 974-6454

Historic	Staff Recommendation: Recom	amend historic zoning. Address	Phone#
zoning		Address	Pnone#
In Favor Opera	Ross Rodligher (applicant)	DA ROY CNULG 207/2	5D-886-0667
in Favor	CASHLU Antini	8 Margrani ta Cres 78703	512-923-112
In Favor	J W.C.	13 Hardian Includes 18105	012-725-112
In Favor			
Opposed			

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

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

In Favor In Favor In Favor Opposed Opposed Opposed Opposed Opposed Opposed Opposed Opposed **Opposed** Opposed Opposed Opposed Opposed Opposed Opposed

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. Building Name Address Phone# permit In Favor JAY colombo TAL 4910 BURNET 706 4707 In Favor In Favor

DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF B. APPROPRIATENESS

C14H-2009-0048 – Fred and Margaret Sharp House 12 Niles Road

Proposal:

Construct a new perimeter wall.

Applicant:

Dean and Andrea McWilliams, owners

City Staff:

Steve Sadowsky, Historic Preservation Office, 974-7801

Committee Recommendation:

Staff Recommendation:

Postpone to December 17, 2012 at the applicant's

Building permits	Name	Address	Phone#
In Favor			
Opposed	19		
Opposed			
n Favor			

- DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF B. APPROPRIATENESS
 - LHD-2012-0031 Hyde Park Local Historic District 4406 Avenue F

Proposal:

Demolish a c. 1945 contributing house. Janell Ross, Estate of John David Peck

Applicant: City Staff:

Alyson McGee, Historic Preservation Office, 974-7801

Committee Recommendation: Not presented to Committee.

Staff Recommendation: Approved the Certificate of Appropriateness; however delay release of the demolition permit until a Certificate of

Appropriateness is approved for

Demolition permit	Name	d for a replacement building. Address	Phone#
In Favor	June 1 Ross	6130 Oliver Luving 12	
In Favor	January Maria	6130 Oliver Loving Isl	288-5515
In Favor	MARKEL FORTH	-K 3902 AVENUE C	
In Favor	The state of the s		656 5505
In Favor			
In Favor	The state of the s		
In Favor			
Opposed			-
Opposed			

Feith Mars

Cat avland.

permit for free assessment:

3 on fou, 5 m site. pritected/hentage - but

M in poor condition.

24" pean behind marage. - goo?

- DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF B. APPROPRIATENESS
 - LHD-2012-0032 Hyde Park Local Historic District 4104 Duval Street

Demolish a c. 1927 non-contributing house and construct a new Proposal: duplex residence.

Applicant: Jeff Bridgewater

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

Committee Recommendation: Corner boards should be installed prior to horizontal siding. Prefer painted wood windows to clad. Second story roof should be true hipped form. Show more traditional landscaping on renderings.

Staff Recommendation: Approve

Demolition	Name Name	Address	TP2 //
permit		radiess	Phone#
In Favor	Jest De depuiste ?	- 1805 BARDON PKILL	51.0010
In Favor	Mike Jones	1/356	
In Favor	Statt Fehr	1613 Sept 18 Hu	
In Favor	Barbaro Hatcher		413.4024
In Favor	The state of the s	3020 HINE CAIN MA,	Harry 353-0703
In Favor			
In Favor			
In Favor	Week and the second		
In Favor			
Opposed			

- DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF B. APPROPRIATENESS
 - LHD-2012-0034 Hyde Park Local Historic District Sign Toppers

Install signs identifying local historic district above existing Proposal: street signs.

Alyson McGee, Historic Preservation Office Applicant:

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

Committee Recommendation: Design should be consistent in all districts. Prefer design that is integrated into existing blade signs or that is parallel to the top blade sign. Suggest inclusion of interpretative signage at "gateways" as well. Staff should convene a meeting with representatives of other LHDs and neighborhoods pursuing LHDs to get feedback from those stakeholders. Staff Recommendation: Approve design without the dates indicating the establishment of either the neighborhood or local historic district and install signs

parallel to the top street sign blade.

Sign permit	Name	Address	Phone#
In Favor	MARK L. FISHMAN	3903 AVENUE G	(512)6565-505
In Favor			1310/030330
In Favor		74 K	
In Favor			
In Favor	188		
In Favor			100
In Favor			
In Favor			
In Favor			
Opposed			
Opposed			
Opposed			
Opposed			
Opposed			
Opposed			
Opposed			<u> </u>
Opposed			
- pposed			<u> </u>

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

6. C14H-1980-0027 - Gilfillan House

603 W. 8th Street

Proposal: Remove the lower retaining walls on both 8th and Nueces Streets for the construction of a sidewalk.

Applicant:

City of Austin

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

Committee Recommendation: Not reviewed.

Staff Recommendation: Retain the retaining walls to the greatest extent

	possible. The retaining walls are in	the right-of-way.	
Building &	Name	Address	Phone#
Demolition			
permits	10 10		
In Favor	Richard Dugge COARI		
In Favor			
Opposed			,
Opposed			

REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS C.

1. NRD-2012-0118

3309 Glenview Avenue (Old West Austin)

Construct a second story addition and remodel the façade on a c. Proposal:

1941 non-contributing residence.

Kevin and Pamela White, owners Applicant:

Alyson McGee, Historic Preservation Office, 974-7801 City Staff: Staff Recommendation: Release the permit but recommend the applicant consider a design that is more compatible with the neighborhood.

Building & Demolition permits	Name	Address	Phone#
In Favor			
In Favor		3. O. 4. O. 4. O. 4.	
In Favor			
Opposed	GREG BROWNE	BWNA	512-799-336
Opposed	2/102 97 101 0001	300,07	SIETITIO
Opposed			
Opposed	70 1		
Opposed			

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

2. NRD-2012-0120

3004 Funston Street (Old West Austin)

Demolish c. 1949 non-contributing house. Proposal:

Applicant: William Matern, owner

City Staff: Alyson McGee, Historic Preservation Office, 974-7801 Staff Recommendation: Recommend the applicant reconsider demolition; however release the permit after review of new construction plans and submittal 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

Demolition	Name	Address	
permit		Address	Phone#
In Favor 🗸	WILLIAM MATERIL	1701 1055 1155 -	
In Favor	DREW TATE	5608 M. Bonnell	512 924/700
In Favor		Jobb Nat. Barnell	680.5811
In Favor			
Opposed 🗸	GLEG BROWNE	BUNA	F0 100 22/7
Opposed		Dielek	512-799-3367
Opposed			
Opposed			
Opposed			
Opposed			
Opposed			
Opposed			-
Opposed			-
Opposed			

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

3. NRD-2012-0123

3308 Jefferson Street (Old West Austin)

Proposal:

Construct a new house.

Applicant:

Ken Johnson, Clayton Little Architects

City Staff:

Alyson McGee, Historic Preservation Office, 974-7801

Staff Recommendation: Release the building permit with the

recommendation that the applicant consider a design more compatible with the architectural character of the neighborhood, and eliminate the paved

driveway in the front yard. **Building** Name Address Phone# permit In Favor Ken Johnson avouted In Favor Opposed BROWNE 512-799-3367 BUNA CaREG Opposed Opposed **Opposed** Opposed Opposed Opposed Opposed Opposed **Opposed Opposed** Opposed Opposed Opposed Opposed

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

NRD-2012-0124

1214 W. 6th Street (Westline)

Proposal:

Façade revisions

Applicant: Ran Miller, Austin Permit Service,
City Staff: Alyson McGee, Historic Preservation Office, 974-7801
Staff Recommendation: Withdrawn by applicant.

1. HDP-2012-0342

1208 Hillside Avenue

Proposal:

Demolish a ca. 1946 house.

Applicant:

Dawn Moore

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#
permit			1 Hone
In Favor			
In Favor		- Ep- 1 to 1	
In Favor		Francisco Contractor	
In Favor			
In Favor		7 (4.66)	
In Favor			
In Favor			
Opposed	<u> </u>		
Opposed			

2. HDP-2012-0344

2004 Alta Vista Avenue

Proposal: Demolish a ca. 1936 house.

Applicant: John R. Nelson

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#
permit			
In Favor	cay tull	owners regresontative	
In Favor			
In Favor	340. 00003 91010		
In Favor			8
In Favor	1 / 12 - 1 - 2 - 1		
In Favor			
Opposed			4
Opposed			
Opposed		V 15 WESTERS	
Opposed			

3. HDP-2012-0345

714 West Johanna Street

Proposal:

Demolish a ca. 1939 house.

Applicant:

John R. Nelson

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 permit	Name	Address	Phone#
In Favor	Hara Paragraphic		
In Favor			
In Favor	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		
In Favor			
In Favor			
In Favor		r Alle	
In Favor			
Opposed			

4. HDP-2012-0347

315 Bowie Street

Proposal: Demolish a ca. 1921 house.

Bill Post; Will Marsh Applicants:

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

Encourage relocation over demolition, but release Staff Recommendation: the permit upon completion of a City of Austin Documentation Package consisting of photographs of all elevations, a dimensioned sketch plan, and a

Demolition permit	narrative history for archiving Name	Address	Phone#
In Favor			
In Favor		3) TEV 18/ 1 - 30	
In Favor		The second secon	
In Favor			
Opposed	Charlotte Nall	820 W. 3rd st.	713-858-3458
Opposed			.,,,,
Opposed			
Opposed			~
Opposed			

5. HDP-2012-0353

2906 Cherry Lane

Proposal: Demo

Demolish a ca. 1948 house.

Applicant:

Hector Avila

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#
permit			
In Favor	Hector Avil-		791-051)
In Favor			
In Favor			11 - 2 - 3-2-2
In Favor	CONTRACTOR OF STREET		TALL DESIGN
In Favor			
In Favor	74.75		
Opposed			K17 -
Opposed			= =
Opposed	1-7		
Opposed			
Opposed	W.	1	
Opposed			

6. HDP-2012-0356

304 West 4th Street

Proposal: Den

Demolish a ca. 1912 warehouse building.

Applicant:

Richard T. Suttle

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

Staff Recommendation: Postpone to December 17, 2012 at staff's request to allow for consideration of a proposal to meaningfully incorporate the

building into the proposed plans for the site.

Demolition permit	Name	Address	Phone#
In Favor			
In Favor			
In Favor		e North Control of the Control of th	
In Favor			
In Favor			
In Favor		a Market Control	
In Favor			
In Favor			
In Favor			
In Favor	3 4 7 7 7 7 7		
In Favor	3-1-1-1		
In Favor			
In Favor			
Opposed			
Opposed			
Opposed	La company		
Opposed	1		
Opposed			
Opposed			
Opposed	-		
Opposed		***************************************	
Opposed			
Opposed			

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;
 ind:
- 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.

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Austin, TX 78767-8810 Fax Number: 512-974-9	∞ ₹	evelop	form to	2	2 =	UN P	200	200	20/11	1	5		preuse prim,	27	ng: His	r(s): C ve Sad	n listed ould in blic he hotice.
Austin, TX 78767-8810 Fax Number: 512-974-9104		Planning & Development Review	comm	1	100	1 2	27	100	P	Signature	C	affec ed by	, mu	Cho	toric L	Case Number(s): C14H-2009-0048 Contact: Steve Sadowsky, 512-974	on the clude the aring, a
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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

PZDICHTU

Austin, TX 78767-8810 Steve Sadowsky P. O. Box 1088 Planning & Development Review If you use this form to comment, it may be returned to Your ag City of Austin Comments: 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 Your Name (please print Public Hearing: Historic Landmark Commission, November 26, 2012 Case Number(s): C14H-2009-0048 Contact: Steve Sadowsky, 512-974-6454 listed on the notice. Written comments must be submitted to the board or commission (or the MICHAEL COFFIN NITES ROAD THE BEHIND WARES, 1415 14 PAIL OPEN VIETO HOOMHOW PLANCE FOR THEM IN lress(es) affected by this application THE MEDITICIANS WANT TO Signature 215 NEIGHBURTOO りまれり (SB/2) 800 BB **F**Tobject ☐ I am in favor

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

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

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

owner of the subject property, or who communicates an interest to a board or commission by: 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 (it may be delivered to the contact person listed on a notice); or during the public hearing that generally identifies the issues of concern
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- or proposed development; or is the record owner of property within 500 feet of the subject property
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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

	of the entire street
nd value	affect the character and
	ments: /
Date	Signature
	Your address(es) affected by this application
I am in favo	Your Name (please print) 1605 Wortchhill Rd.
b . A n, November 26, 2012	Case Number(s): C14H-2009-0048 Contact: Steve Sadowsky, 512-974-6454 Public Hearing: Historic Landmark Commission, November 26, 2012
d or commission (or the public hearing. Your on's name, the schedule and the contact person	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.

Steve Sadowsky Planning & Development Review If you use this form to comment, it may be returned to: City of Austin

P. O. Box 1088 Austin, TX 78767-8810 Fax Number: 512-974-9104

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Pg 1 B. 4

---- Forwarded Message -----

From: David Conner To: Jeff Bridgewater

Cc: Tim McIntyre >; Alyson McGee

Sent: Tuesday, October 30, 2012 9:19 PM

Subject: Re: Feedback and comments from neighbors on 4104 Duval - late arrival

David, thanks for reaching out.

From my point of view, while a restoration would be cool, I respect the buyer's right to improve his return. It would be nice if we had a family moving in that wanted to use the low price to build their home, but that is not what we have. Therefore, so long as he complies with the various protections in place (LHD, NCCD, etc.), my point of view is that we should take him up on his offer and help him design a duplex that might be a model for elsewhere in Hyde Park. Such help includes the comments made by Lorre and Stuart last night, and Lyn today. If he was serious about that offer, I think it represents our best opportunity.

As for Duval, if he sets the duplex far enough back (in line with the other properties), I can attest that Duval is a non-issue.

From: David Conner To: Jeff Bridgewater

Cc: Tim McIntyre; Alyson McGee

Sent: Tuesday, October 30, 2012 9:12 PM

Subject: Feedback and comments from neighbors on 4104 Duval

Hello Jeff and Tim, I sent out the following email to the group and received feedback which I cut and paste (leaving off the owners' name) at the bottom...the most important parts of comments pasted that would help you in your design. I think you can figure out where they stand on the matter.

Some people did not like my comments about Duval, but, I lived on Duval for 6 years and totally agree with one person who said the market

Pg2

for a duplex is stronger than a single family house...so take that for what it's worth.....

Hello All, Jeff would like some feedback on the meeting.

Before I give him my personal opinion, I thought I would ask you all who are immediately impacted by it. I know the house is in bad shape but HPNA's preference would be full restoration back to a contributing structure, but, not to discriminate or belittle the house in way, comparing this house to the Oliphant House and the Wolf house is not a true comparison.

I lived on Duval for 6 years and loved every minute of it, but I know when I did put my house up for sale last year, it was a limited buyer's market because it being a busy street, etc. So that being said, I will pass on any feedback to Jeff and hope that a win/win solution will materialize for the seller, buyer, and the neighbors.

David Conner

If a new duplex is planned, we would like to see less roof complexity, greater symmetry of fenestration, similar set back from Duval as the adjacent houses, ample backyard parking that includes space for some guest parking, and, of course, a pleasing design as seen from Duval.

Aside from the location, however, I think it would be extremely difficult, expensive, and not worth it to try to save that building. If anyone has been in it, they will probably agree. There is virtually nothing in it that is original or has structural integrity. So to "restore" the house would require replacement of almost every piece of the structure, which would end up being a re-build, not a remodel.

If someone wanted to restore the façade and build new past a certain point and then make the house a contributing structure, the city might allow that and grant the tax benefit. But even that is doubtful.

We are less convinced about retaining the house for several reasons. Moreover, we believe that a footprint retention has risks:

We saw the interior of the house and we doubt that the structure is reclaimable due to its condition;

After consulting another real estate agent today, we were told that there is, indeed, a stronger market for a duplex on Duval with each unit priced individually, as the developer proposes, than the market for single family homes;

We believe a higher-end duplex designed for families like this one, rather than a dwelling for students -- which we firmly believe is a very real option for the property -- is the best possible use for those of living nearby and for maintaining the residential quality of the street and neighborhood;

We believe that retaining the existing footprint and enlarging it for duplex purposes, or rebuilding the house and adding a new garage apartment will also result in a property more likely to be purchased by someone who will rent it to students;

Although we recognize that not all may agree with us, we find the two duplexes south of the Cromack house to be acceptable additions to the street architecturally and because they conform to the residential quality of the area.

Further thoughts: I believe we need to recognize why the developer may have sought to meet with us soon after making his offer on the property and why he now asks for feedback after last night's meeting: his contract doubtless includes an escape clause allowing him to back out within a certain amount of time. If he believes that we won't work with him toward a marketable project, he will back out. We are vulnerable if this happens. We could get a buyer who is not inclined to work with us. We could get a buyer who does not work with an architect. (I am told by other real estate agents that many developers do not use architects and instead use standardized plans that may be much less pleasing architecturally than we want to see in the neighborhood.) This developer has demonstrated a willingness to work with us. Stuart and I believe that's a good thing, for together we may be able to tweak the plan toward greater acceptability.

LH17-2012-0032 Pg-4

Thank you for asking, David. We appreciate the meeting and hearing all perspectives.

I think Lorre's comments were well spoken and appropriate. Here're are some of hers plus others: 1) Front setback should be in line with other houses on the block. 2) Build lengthwise on lot, not crosswise. Allow more than absolute minimum side clearance. 3) Shake gable covering is rare in Hyde Park: get rid of it. 4) Right and left front doors not alike: should be. 5) Front windows not alike: should be. 6) Assure that the roof pitch is like most others in Hyde Park and uncomplicated. 7) Someone mentioned Dutch roofs in Hyde Park: not that I've seen as common. 8) Save every large tree possible. 9) Design and construct so as to minimize noise of inhabitants to be a bother to neighbors, especially because of height.

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Alyson McGee P. O. Box 1088 Austin, TX 78767-8810 Fax Number: 512-974-9104	If you use this form to comment, it may be returned to: City of Austin Planning & Development Review		Comments:	Sessie Eleien	Your address(es) affected by this application	ne (please	Jessica Salmas	Case Number(s): LHD-2012-0032 Contact: Alyson McGee, 512-974-7801 Public Hearing: Historic Landmark Commission, November 26, 2012	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.
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Fax: #+1 (512) 974-9104

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

P. O. Box 1088 Alyson McGee

Planning and Development Review Department

Fax: +1 (512) 551-0679 From: Oscar Jackson III

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orm to comment, i	Your address(es) affected by this application Yournand Signature Comments: The state of the s	Case Number(s): NRD-2012-0120 F Contact: Alyson McGee, 512-974-7801 Public Hearing: November 26, 2012 Hi	date of the public hearing, and the Case Number and the contact person listed on the notice.
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Fax Number: (512) 974-9104

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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

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

on Hillside, Academy + Newning

From: Madeleine Mercier

Sent: Thursday, November 08, 2012 12:25 PM

To: McGee, Alyson

Subject: Objection, HD-2012-0334, PR-12-096360

HDP. 2012 - 0344

Hello, Alyson -- Thank you for taking my call. I am writing to request that my objection to the above permit be added to the record. This permit request involves demolish houses on 2 adjacent lots on Alta Vista Lane in Travis Heights. I live at 1604 Alameda Drive, within 500 feet of these properties. I have lived in the neighborhood (save 5 years in another city) for over 30 years (since 1980) and owned my home for over 10 years.

My objection is that demolishing these adjacent properties in order to build a house taking up both lots is excessive and not in character with the neighborhood. Also, a building this large would raise valuation for property tax purposes on the entire neighborhood; our area is already overburdened since many longtime residents, who bought when prices were much lower, have long ago paid off their homes and are now already being charged in keeping with the "value" of the numerous teardowns and rebuilding of "McMansions" in our area -- rather than the actual value of their own homes, which like mine, remain quite modest.

Thank you very much for registering my objection.

Best regards,

Madeleine Z. ("Mandy") Mercier

1604 Alameda Drive

Austin, TX 78704

(512) 497-8712

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> Steve Sadowsky P. O. Box 1088

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

Planning and Development Review Department

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Comments:	Your Name (please print) Tour Name (please print) Tobject Tobject	Case Number(s): HDP-2012-0347 PR-2012-104242 Contact: Steve Sadowsky, 512-974-6454 Public Hearing: November 26, 2012 Historic Landmark Commission	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.

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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 Fax Number: (512) 974-9104 NOV 2 0 2012	Your Name (please print) Figure 1. Grosskopt Your Name (please print) Figure 1. Grosskopt Figure 1. Grosskopt Figure 1. Gram in favor I object Your address(es) affected by this application Your address(es) affected by this application Signature Comments: Date	lents list uld uld olic offic offic offic offic offic offic offic e Sa

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