

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.

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 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.

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.ci.austin.tx.us/development.

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-2013-0047 PR-2013-056449**

Contact: Alyson McGee, 512-974-7801

Public Hearing: September 9, 2013 Historic Landmark Commission

Elizabeth Anne Morris
Your Name (please print)

607 Oakland Ave. 78743
Your address(es) affected by this application

☐ I am in favor
☒ I object

Alice Morris
Signature

9/2/2013
Date

Comments: No more condos, no more
Yoga studios, no more bars
in the neighborhood.
Thank you.

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

RECEIVED

SEP 06 2013

NPZD/CHP

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.

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 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.

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.ci.austin.tx.us/development.

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-2013-0047 PR-2013-056449 C-1
Contact: Alyson McGee, 512-974-7801
Public Hearing: September 9, 2013 Historic Landmark Commission

Call Papermaster

Your Name (please print)

1502 W. 5TH ST

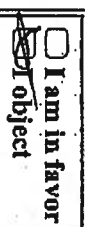
Your address(es) affected by this application

Call Papermaster

Signature

Date

9/9/2013



Comments:

This property is in a national historic district (Liberty). There are several small houses on this same block. All have recently been sold, and it seems clear there is an effort to tear them down, either re-zoning and build larger structures, already parking lot.

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

Small business area and are being protected. Building should be maintained or restored instead of being replaced with a big office.

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.

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 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.

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.ci.austin.tx.us/development.

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-2013-0047 PR-2013-056449**

Contact: Alyson McGee, 512-974-7801

Public Hearing: September 9, 2013 Historic Landmark Commission

Your Name (please print) James L. (Jim) Davis

Your address(es) affected by this application 1405 W. 6th St

☐ I am in favor
☒ I object

Signature James L. Davis Date Sept. 5, 2013

Comments: The 500 BK of Delkand is

one of the few intact historical

neighborhoods of its type left in

West Austin. My mother, Ada Virginia

Devis, born 1907 in 1942 with 84

from my father's life insurance policy.

I was 14 mos. old when he died. During

WW II we neighborhood kids collected

Scrap metal from around the area and

stacked it on Delkand for collection.

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

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

SEP 10 2013
NPZD/CITV

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.

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 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.

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.ci.austin.tx.us/development.

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-2013-0048 PR-2013-056439

Contact: Alyson McGee, 512-974-7801

Public Hearing: September 9, 2013 Historic Landmark Commission

Elizabeth Anne Morris

Your Name (please print)

607 Oaklady, 78703

Your address(es) affected by this application

☐ I am in favor
☒ I object

Alyson Morris

Signature

9/9/2013

Date

Comments:

More condos, yoga studios
and bars are the last thing
we need in our quiet old
neighborhood.

Thank you.

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

SEP 06 2013

MPZD/Chr

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.

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 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.

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.ci.austin.tx.us/development.

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-2013-0048 PR-2013-056439

Contact: Alyson McGee, 512-974-7801

Public Hearing: September 9, 2013 Historic Landmark Commission

Your Name (please print)

Steve Wimbrelly

Your address(es) affected by this application

300 Baylor, Austin TX 78703

Signature

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

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.

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 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.

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.ci.austin.tx.us/development.

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-2013-0048 PR-2013-056439**

Contact: Alyson McGee, 512-974-7801

Public Hearing: September 9, 2013 Historic Landmark Commission

James L. C. (Twin) Davis
Your Name (please print)

1405 W. Oak ST
Your address(es) affected by this application

Alyson McGee
Signature

Date

Comments:

See comments tab
507 Oakland.

☐ 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

SEP 10 2013

NPZD/CHV

October 28, 2013

Historic Landmark Commission

RE: NRD-2013-0066, 1607 W. 10th Street (Clarksville)

Dear Commissioners,

I am writing as a 9 year resident of 10th Street (1801 10th St.) in Clarksville, although my family history in the area goes back many more years.

I live in a one-story bungalow that was also considered "hopeless", no one had lived in it for several years, and it had been severely neglected. The home and foundation were in such bad shape even the neighbors were skeptical it could be renovated. But it was. The previous owner repaired, renovated and added on to the back to create a beautiful 3 bedroom, 2 bath home that I hope to live in for many, many more years.

Mine is just one example of how we can continue to grow Clarksville while maintaining the history, character, and desirability of the neighborhood. Both the American Planning Association and Cottage Living have named Clarksville and the surrounding Old West Austin their Neighborhood of the Year (out of the entire United States) since I have lived here. Why? Because of the character, history and "feel" of the area. All three of those things are worth putting in the extra effort to preserve.

I am encouraged by the fact the owners have met with the neighborhood and have been open to suggestions and negotiations. The owners of the property have expressed an interest in saving the house, understanding that it is important to the neighborhood, assuming they can get the parking waiver they need and that the neighborhood supports in exchange for retaining the house. So, perhaps a request for a delay in decision is in order to see if they can get the waiver from the Board of Adjustment before coming before the HLC?

I am not in support of releasing a demolition permit for 1607 W. 10th Street and would like to see the HLC support our National Register Historic District by helping us retain the historic fabric that is Clarksville.

Thank you,

Brooke Bailey, 1801 W. 10th St.

From: "Steven Ascherl"

Subject: Email from austintexas.gov: 1607 W.10th St. Demo Permit

Date: September 19, 2013 10:37:34 AM CDT

To: alyson.mcgee@ci.austin.tx.us, **Reply-To:**

This message is from Steven Ascherl. [seascherl@gmail.com]

NRP-2013-0066

Hello Alyson, I am curious about the status of the demo permit for 1607 W.10th St. It looks as though they have already begun to demolish parts of the property. I thought that the meeting was set for September 23rd to discuss the status of this project. I live at 1617 W. 10th St. and seem to recall it being inappropriate(illegal?) to begin to demo a historic property w/o a permit issued.

Unfortunately I will not be able to attend the meeting on the 23rd so I am sending you my disapproval of this demolition through this email. As Mary Reed has described the property to me, this is a most contributing house with regards to our historic designation. If we are going to just let developers come in and redefine the look of our street I'm not sure exactly what role the city has in calling itself historic friendly. I'm not one to use cliches, but here keep austin weird is appropriate, I think. The owner of a most contributing property should be required to use the existing structure as part of the redesign. It's called using your imagination. The house is currently habitable as people were living there prior to the sale, so I'm not going for the "but it's a piece of junk" argument. You bet it's a strange, one might even say historic, design. So what? Don't buy it if you can't see past a max sqft resale design. That house is a gateway property into Clarksville. We should not be so cavalier with its destruction.

The neighborhood has been attempting to meet with the owner but they have made themselves unavailable. That, plus the pre permit demolition does not inspire me to believe that they are neighborhood first builders or owners.

I don't believe it is appropriate to issue the demo permit under these conditions. If one is inevitably going to be issued, we should make sure we all know what is in store for this property before it is issued so that we are not "surprised" by some monstrous structure that if be an ill fitting eyesore for the rest of our lifetimes. The houses are low and small on 10th St. It is not the location for a two story tower that maximizes space at the price of ruining the visual flow looking down the street. I understand and am sympathetic to the argument for density. But every argument has its limitations and the limitation here is this is a historic district that has a distinct feel that is incompatible with max density.

Please don't let this opportunity to preserve our neighborhood slip by. Once the house is demolished the neighborhood will be historic in name only.

I actually have more to say about my experience with the city regarding our remodel at 1617, but I'll spare you except to say that the experience was generally positive and supportive, but there was no way I was going to get a demo permit for my property. Our property is non-contributing. As you can imagine I'm somewhat surprised by the ease with which a most contributing property is sailing through the process towards demolition.

Please stop this before it's too late. Let's make sure that the replacement project is appropriate and that we all go into this future with our eyes open.

Regards, Steve Ascherl

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.

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 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.

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.ci.austin.tx.us/development.

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.

1.3

Case Number(s): NRD-2013-0066 PR-13-082511

Contact: Alyson McGee, 512-974-7801

Public Hearing: September 9, 2013 Historic Landmark Commission

Your Name (please print)

Jim Sullivan

☒ I am in favor
☐ I object

Your address(es) affected by this application

908 Robertson

8-31-13

Signature

Date

Comments:

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

RECEIVED

SEP 16 2013

NPZD/CARU

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.

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 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.

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.ci.austin.tx.us/development.

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-2013-0066 PR-13-082511

Contact: Alyson McGee, 512-974-7801

Public Hearing: August 26, 2013 Historic Landmark Commission

Michael Sullivan

Your Name (please print)

1613 W 9 1/2 St 78703

Your address(es) affected by this application

M. Sullivan

Signature

8/18/13

Date

Comments:

The house is an eyesore
Beyond Repair.

Please Remove ASAP.

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

AUG 22 2013

NPZD/CPO

☒ I am in favor
☐ I object

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.

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 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.

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.ci.austin.tx.us/development.

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-2013-0066 PR-13-082511

Contact: Alyson McGee, 512-974-7801

Public Hearing: August 26, 2013 Historic Landmark Commission

Michael Sullivan
Your Name (please print)

1614 W 91/2 St Austin

Your address(es) affected by this application

M. Sullivan

Signature

8/18/13
Date

Comments:

Please Demo this house

It is beyond repair and creates problems w/ 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

RECEIVED
AUG 22 2013
NPZD/CMPD

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.

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 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.

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.ci.austin.tx.us/development.

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-2013-0066 PR-13-082511

Contact: Alyson McGee, 512-974-7801

Public Hearing: August 26, 2013 Historic Landmark Commission

Your Name (please print)

THOMAS STEGEL

Your address(es) affected by this application

1623 W, 10th

Signature

Date

Comments:

I can't tell from this

is for when when being requested

if complete T&R job and
rebuild new house - I object

If partial T&R down & rebuild
I am in favor

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

AUG 26 2013

NPZD/CNR

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.

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 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.

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.ci.austin.tx.us/development.

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-2013-0066 PR-13-082511

Contact: Alyson McGee, 512-974-7801

Public Hearing: August 26, 2013 Historic Landmark Commission

Your Name (please print)

J. Mc Sullivan
908 ROBERTSON ST

☒ I am in favor
☐ I object

Your address(es) affected by this application

Signature: *J. Mc Sullivan* Date: 3-19-13

Comments:

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

RECEIVE

AUG 26 2013

NPZD/CW

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.

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 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.

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.ci.austin.tx.us/development.

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-2013-0066 PR-13-082511**

Contact: Alyson McGee, 512-974-7801

Public Hearing: August 26, 2013 Historic Landmark Commission

Your Name (please print)

Joseph Myles Stillman
908 ROBERTSON ST

☒ I am in favor
☐ I object

Your address(es) affected by this application

Joseph Myles Stillman
8-18-13

Signature

Date

Comments:

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

RECEIVED
AUG 26 2013
NPZD/CHC

C.5

From: Sita Lakshminarayan
Sent: Friday, September 20, 2013 8:00 AM
To: McGee, Alyson
Cc: Sadowsky, Steve; Derek Barcinski; Anita Sadun; Greg Browne
Subject: 1512 W. 29th Street

NRD-2013-0073

Dear Ms. McGee,

I am writing you on behalf of the Bryker Woods Neighborhood Association (BWNA) concerning the project proposed at 1512 W. 29th St. We appreciate your review of this property for the Historic Landmark Commission hearing, and will be providing comments of our own at this meeting. For several reasons stated below, we feel strongly that this project should be sent through a technical review before being placed on the HLC agenda.

Several months ago, when this project was still a BOA case, our board was presented more than one set of plans for this project. At that time, several issues were discovered during a review of the plans. Some of these issues still remain and will definitely be show-stoppers when the project moves forward to permit review. These issues include -

1. Impervious Cover Violation
2. Side and Rear Setback Violation
3. Detached structure location within the PUE. A portion of the main structure may be in the PUE but there were no dimensions on the survey to confirm.
4. Several expired and open permits listed as follows -

https://www.austintexas.gov/devreview/b_showpublicpermitfolderdetails.jsp?FolderRSN=10991746

<u>2013-079416</u> <u>PR</u>	EXPIRED PERMIT 2002-005900BP - UNIT A - CARPORT NON COMPLYING STRUCTURE EXPIRED PERMIT 2011-000063BP - UNIT B - 2ND FLOOR APT IN A REQUIRED PUE MUST OBTAIN A LICENSE AGREEMENT!	R- 435 Renovations/Remodel	Remodel	1512 W 29TH ST	Rejected	No
---------------------------------	---	-------------------------------	---------	----------------	----------	----

https://www.austintexas.gov/devreview/b_showpublicpermitfolderdetails.jsp?FolderRSN=10531358

<u>2011-000063</u> <u>BP</u>	2011-000063 BP	Remodel to Rear Structure, the Stand alone Cottage. Will be opening up walls to access the electrical	R- 435 Renovations/Remodel	Remodel	1512 W 29TH ST UNIT B	Expired
---------------------------------	-------------------	---	-------------------------------	---------	--------------------------	---------

system that is out of date and are replacing. Will install new insulation where walls are removed. Will be replacing 3 windows and 1 Door.

https://www.austintexas.gov/devreview/b_showpublicpermitfolderdetails.jsp?FolderRSN=692526

<u>2002-005900</u> <u>BP</u>	02009760	Carport: Add Cover To Existing 2nd Floor Deck Above Carport. Use 25-2-963 Existing Non-Complying Structure To Remain.	R- 435 Renovations/Remodel	Remodel	1512 W 29th St	Expired	Yes
---------------------------------	----------	---	----------------------------	---------	----------------	---------	-----

https://www.austintexas.gov/devreview/b_showpublicpermitfolderdetails.jsp?FolderRSN=10485221

<u>2010-075924</u> <u>BP</u>	2010-075924 BP	Interior remodel to existing 2 story SF res -bathrooms: replace fixtures, replace drain lines; kitchen: replace plumbing and light fixtures, relocate HVAC to closet space	R- 435 Renovations/Remodel	Remodel	1512 W 29TH ST UNIT A	Expired	Yes
---------------------------------	-------------------	--	----------------------------	---------	--------------------------	---------	-----

The Electrical, Mechanical and Plumbing permit associated with this BP are all expired.

While our historic review team has had productive meetings with the architects about the latest design, we truly feel that until the entire property is brought into compliance with proper resolution of prior issues including expired permits, this project's place on the HLC agenda will be an unproductive use of the Historic Landmark Commissioners' time.

Bryker Woods has recently seen an administratively approved large two story home (1806 W 34th St), with our neighbors being denied the opportunity to comment. We were very encouraged that for the project at 1707 W 32nd St., a preliminary code review is now taking place prior to appearing on the HLC agenda. BWNA would like to request that the project at 1512 W 29th St. be subjected to the same review as well.

We appreciate all your time and work on this case.

Sincerely,

Sita Lakshminarayan

President

Bryker Woods Neighborhood Association

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.

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 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.

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.ci.austin.tx.us/development.

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-2013-0078 PR-13-063563**

Contact: Alyson McGee, 512-974-7801

Public Hearing: October 28, 2013 Historic Landmark Commission

C. 10

Joseph M. Wilkinson

Your Name (please print)

☐ I am in favor
☒ I object

Your address(es) affected by this application

4212/4210 Wilshire Parkway

Joseph M. Wilkinson

Signature

10-23-2013

Date

Comments:

We also own 4210 Wilshire Pkwy.

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

City of Austin

Planning and Development Review

Alyson McGee

P. O. Box 1088

Austin, TX 78767-8810

Fax Number: (512) 974-9104

OCT 28 2013

NPZD/CAPPO

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.

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 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.

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.ci.austin.tx.us/development.

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-2013-0078 PR-13-063563**

Contact: Alyson McGee, 512-974-7801

Public Hearing: October 28, 2013 Historic Landmark Commission

MARLEE RUDISILL

Your Name *(please print)*

4208 WILSHIRE PKWY

Your address(es) affected by this application

☐ I am in favor
☒ I object

[Signature] 10/24/13

Signature

Date

Comments:

I CAN SEE THIS PROPERTY FROM

MY HOUSE AND I OBJECT

THIS FOR THE FOLLOWING REASONS:

- VARIANCE OF NEIGHBORHOOD

- OBSTRUCTION OF PARK VIEW

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

Planning and Development Review

Alyson McGee

P. O. Box 1088

Austin, TX 78767-8810

Fax Number: (512) 974-9104

RECEIVED

OCT 28 2013

NPZD/CMTV

C.6

CASE NO. C 15-2013-0115

4201 WILSHIRE PARKWAY

MATERIAL SUBMITTED BY RESIDENTS OF WILSHIRE PARKWAY IN OPPOSITION TO THE GRANTING OF A VARIANCE AS PROPOSED BY APPLICANT NEAL B. KASSANOFF

- 1. EXCERPT OF NATIONAL REGISTER OF HISTORIC PLACES DRAFT APPLICATION FOR DESIGNATION OF WILSHIRE HISTORIC DISTRICT SHOWING LOTS ON WILSHIRE PARKWAY, WITH NOTATIONS OF OWNERS OPPOSED TO REQUEST FOR VARIATION**
- 2. AFFIDAVITS OF OWNERS INDICATING OPPOSITION TO GRANTING OF VARIATION AS REQUESTED, INCLUDING PHOTOGRAPHS**
- 3. OTHER PHOTOGRAPHS OF WILSHIRE PARKWAY**

November 14, 2013

C. U

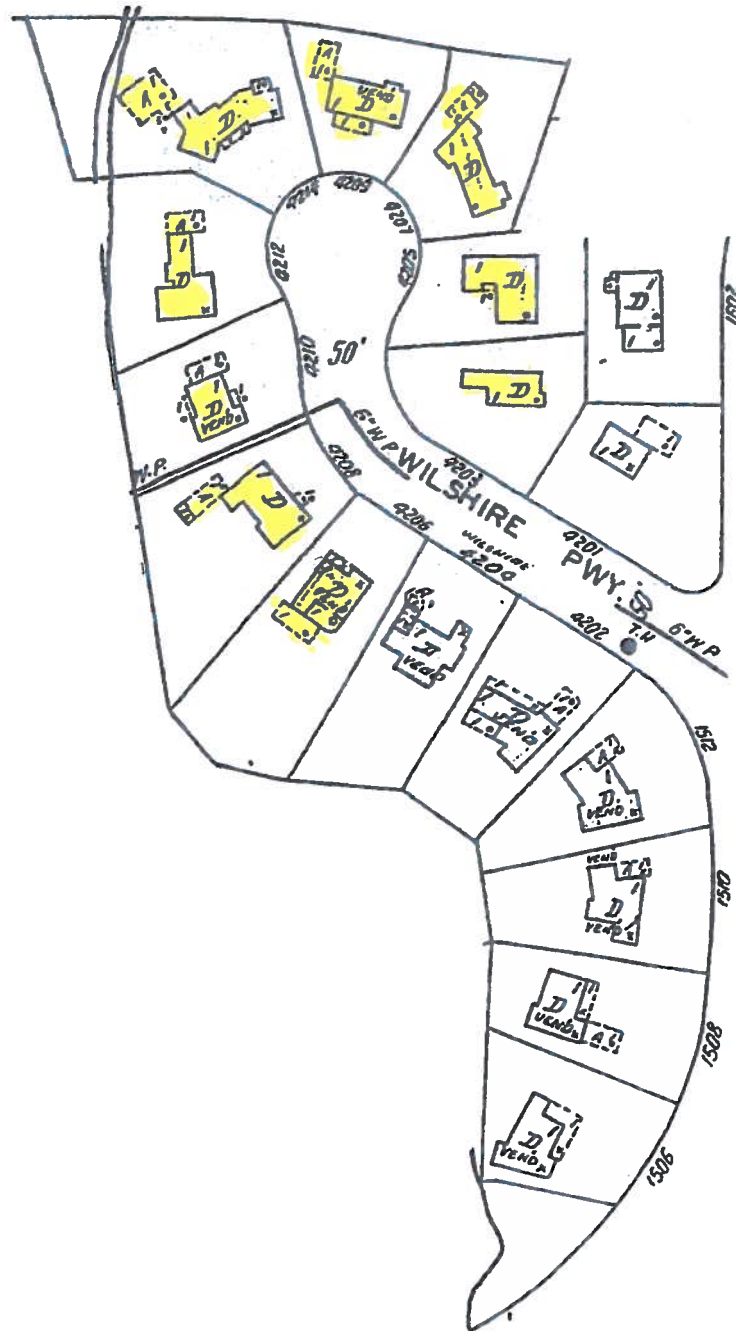
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section MAP Page 24

Wilshire Historic District
Austin, Travis County, Texas

Section of Sanborn map showing Wilshire Park.



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.

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 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.

A notice of appeal must be filed with the director of the responsible department no later than 10 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.ci.austin.tx.us/development.

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

C.6

Case Number: C15-2013-0115 – 4201 Wilshire Parkway

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, November 14th, 2013

MARY JO RICHARDSON

Your Name (please print)

4206 WILSHIRE PKWY

Your address(es) affected by this application

11 Wm of Richardson

Signature

Date

Daytime Telephone: (512) 376-2602

Comments:

SEE ATTACHED

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

City of Austin-Planning & Development Review Department/ 1st Floor

Susan Walker

P. O. Box 1088

Austin, TX 78767-1088

Case No. C15-2013-0115

4201 Wilshire Parkway

AFFIDAVIT

State of Texas

County of Travis

My name is Mary Jo Richardson and I am 87 years of age and own the property at 4206 Wilshire Parkway (the Parkway) and have owned the property for 47 years. I intend to pass the property to my daughter who also lived there through college and part of her law school attendance. I am very much opposed to the plans submitted to the City by Neal B. Kassanoff (Applicant) for a variance to his residence at 4201 Wilshire Parkway for reasons discussed below.

First, while I fully realize that property owners are allowed to expand their residences without the approval of their neighbors, the intention of this variance is to place a separate building for rental purposes on the essentially front side of the Applicant's lot. Accordingly, 4201 Wilshire Parkway will then be a two family lot. When I bought my home on the Parkway, all the homes on the Parkway and in the majority, if not most, of Wilshire Woods were single family dwellings. That distinction has continued until today. The addition of a new building on the Applicant's lot is not consistent with the history of the Parkway or Wilshire Woods. The homes on the Parkway were normally built as two bedroom one bath homes and most remain that to this day. The character of the Parkway is of small stone houses with relatively small lots, built extremely close together, and for single families. The granting of a waiver to the Applicant for his additional rental space as a separate building is totally inconsistent with the nature of the Parkway and Wilshire Woods. The granting of such a variance will undoubtedly set a precedent for additional income properties in the established historical district of Wilshire Woods that goes against the very reasons that Wilshire Woods is the historical district it currently is.

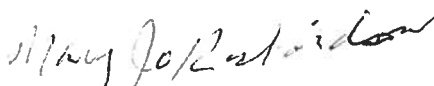
Second, the Parkway is a small cul-de-sac with very limited parking. At the end of the cul-de-sac there is a small round area of grass where a tree once stood surrounded by benches that the residents would use as a gathering place periodically. The area available for parking for anyone visiting the residents of the parkway is limited to the curb area and in and around the interior of the cul-de-sac. It is extremely difficult to turn around in the Parkway when cars are parked at the curb. Additionally, when there are activities held at the park and the available space along Wilshire Blvd. is taken up, the overflow parking has historically been down into the cul-de-sac, which makes navigating into and around the cul-de-sac difficult if not impossible. The addition of another family, even if one person, in

the 432 square feet separate rental building proposed by the Applicant, will exacerbate parking and driving difficulties. Given the location of the building and the parking spaces proposed, all traffic to the additional building will come from the Parkway where there is no room currently, rather than from the Blvd. where there is plenty of room to back out and pull into a driveway.

Third, for 47 years, the view from my front yard toward the park has not been blocked by a separate building at 4201 Wilshire Parkway. As you can see from the picture from my yard attached hereto, the ability to see the park and activities at the park has been and is somewhat unfettered. At times, there have been disturbances at the park that we on the Parkway have been able to see and report to the Police Department because all of the residents on the Parkway are very much aware of what goes on in the neighborhood. The location of the proposed separate structure will effectively block the historic view that at least half of the residents on the Parkway had always had. This may have an effect on the value of our homes and possibly the safety of the area. That, of course, remains to be seen.

Fourth, the residents of the Parkway have been informed by the Applicant that the reason that the Applicant cannot build or expand up or to the side of the house is that the City Staff is opposed to that approach because an expansion upwards is not consistent with the look of the area. The residents of the Parkway are NOT opposed to an expansion up or to the side of the current structure because there are two residences currently in the Parkway to which additions have been made upwards (see pictures attached) and there are several residences in Wilshire Woods that have also had upward additions (see attached pictures). An upward addition would not be inconsistent with houses in the neighborhood and if the additional parking were to be placed to the side of the house where there was originally a driveway with cuts along the Blvd. the parking problems might not be as severe as they now are anticipated to be. The lack of opposition to an upward addition does not mean that the residents of the Parkway are still not opposed to the change in the nature of the area from single family dwellings to a multi-family dwelling – that opposition is still significant for us all.

I urge that the Applicant's petition for a variance as proposed by him be denied and that if any addition is allowed to the residence at 4201 Wilshire Parkway that it be for an upward addition with parking access from the Blvd. and not Wilshire Parkway.


Mary Jo Richardson

(signature appears on the original)

November 13, 2013



View from 4206 Wilshire Parkway
toward Patterson Park

C.V

c.v

From: <krempin@austin.rr.com>

Date: Wed, Nov 13, 2013 at 6:27 PM

Subject: Objection to Land Development Code Variance Application Case
C15-2013-0115 4201 Wilshire Parkway

To: a.dibble@utexas.edu

To Whom It May Concern:

This email is to express my OBJECTION to the land variance being filed for 4201 Wilshire Parkway, Lot 16 Subdivision: Wilshire Park; Case Number(s) C15-2013-0115, NRD-2013-0078, PR-13-063563.

As a property owner in the neighborhood (4209 Wilshire Parkway) I believe a separate, detached, stand alone structure in the front yard would not be consistent nor conform to the established character and style of the neighborhood. I also have concerns regarding the property owner's history of poor maintenance and upkeep of his current dwelling and how that would translate to any further property development. On these grounds, I request that the existing building code be followed and an exception not be granted.

Please accept this written submission in lieu of my attendance and participation at the hearing for this variance application.

I have also mailed a signed affidavit and comment form expressing the same to Susan Walker of the Planning and Development Review Department, PO Box 1088, Austin, TX 78767-8810.

Sincerely,
Kelly C. Krempin
4209 Wilshire Parkway
Austin, TX 78722
[512-773-8418](tel:512-773-8418)

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.

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 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.

A notice of appeal must be filed with the director of the responsible department no later than 10 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.ci.austin.tx.us/development.

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

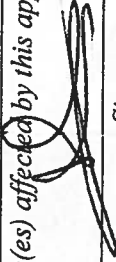
C.6

Case Number: C15-2013-0115 – 4201 Wilshire Parkway
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, November 14th, 2013

MALCOLM DOMECA
 Your Name (please print)

☐ I am in favor
☒ I object

4214 WILSHIRE PARKWAY, AUSTIN TX
 Your address(es) affected by this application



Signature

11-8-2013
 Date

Daytime Telephone: 512-983-3974

Comments:

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

City of Austin-Planning & Development Review, Department/ 1st Floor
 Susan Walker
 P. O. Box 1088
 Austin, TX 78767-1088

Cle.

AFFIDAVIT

STATE OF FLORIDA

COUNTY OF DADE

My name is MALCOLM DOMECCO. I live at 4214 Wilshire Parkway. I am of the age of eighteen (18) years and am of sound mind and memory. I own property in Wilshire Woods on Wilshire Parkway at 4214 Wilshire Parkway.

I have received documents regarding Mr. Neil B. Kassanoff's wish to build an addition of a rental income residence at 4201 Wilshire Parkway. I am opposed to the document and the building of this residence because of the following reasons:

1. This addition would be in an area of single-family dwellings.
2. There is no space on Wilshire Parkway that could accommodate multi-families.
3. Wilshire Woods is designated as a Historical District and the addition of a 432 square foot rental income residence in the front yard of 4201 Wilshire Parkway would certainly detract from the overall look of our Historic District.
4. The location of this proposed property would effectively block the view of Patterson Park now enjoyed by multiple single-family property owners on the Parkway.
5. The additional parking that would occur with an additional family would cause increased traffic congestion and it would create concerns for the neighbors not being able to see activities in the park that could be of some danger to the neighborhood.

Additionally, the following is important to me:

In testimony whereof, I herewith set my hand on this the 8 day of November 2013.



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.

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 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.

A notice of appeal must be filed with the director of the responsible department no later than 10 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.ci.austin.tx.us/development.

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. **C.U**

Case Number: C15-2013-0115 – 4201 Wilshire Parkway

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, November 14th, 2013

MARYLEE RUDISILL

Your Name (please print)

4208 WILSHIRE PKWY

Your address(es) affected by this application

SE 12

11/13/13

Signature

Date

Daytime Telephone: **(512) 698-6645**

Comments:

I CAN SEE THIS PROPERTY

FROM MY HOUSE AND I

OBJECT FOR THE FOLLOWING

REASONS:

- VARIANCE OF HISTORIC NEIGHBORHOOD

- OBSTRUCTION OF PARKVIEW

- NO SPACE FOR MULTI-FAMILY DWELLINGS

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

City of Austin-Planning & Development Review Department/ 1st Floor

Susan Walker

P. O. Box 1088

Austin, TX 78767-1088

AFFIDAVIT

STATE OF TEXAS

COUNTY OF TRAVIS

My name is MARYLEE RUDISILL. I live at 4208 WILSHIRE PKWY, AUSTIN TX 78752. I am of the age of eighteen (18) years and am of sound mind and memory. I own property in Wilshire Woods on Wilshire Parkway at 4208 Wilshire Parkway.

I have received documents regarding Mr. Neil B. Kassanoff's wish to build an addition of a rental income residence at 4201 Wilshire Parkway. I am opposed to the document and the building of this residence because of the following reasons:

1. This addition would be in an area of single-family dwellings.
2. There is no space on Wilshire Parkway that could accommodate multi-families.
3. Wilshire Woods is designated as a Historical District and the addition of a 432 square foot rental income residence in the front yard of 4201 Wilshire Parkway would certainly detract from the overall look of our Historic District.
4. The location of this proposed property would effectively block the view of Patterson Park now enjoyed by multiple single-family property owners on the Parkway.
5. The additional parking that would occur with an additional family would cause increased traffic congestion and it would create concerns for the neighbors not being able to see activities in the park that could be of some danger to the neighborhood.

Additionally, the following is important to me:

In testimony whereof, I herewith set my hand on this the 13th day of November 2013.

Marylee Rudisill

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.

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 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.

A notice of appeal must be filed with the director of the responsible department no later than 10 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.ci.austin.tx.us/development.

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

C.4

Case Number: C15-2013-0115 – 4201 Wilshire Parkway
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, November 14th, 2013

Joseph & Dorothy Wilshire
 Your Name (please print)

☐ I am in favor
☒ I object

4212 Wilshire Dr

Your address(es) affected by this application

Dorothy A. Wilshire
 Signature

11/13/13
 Date

Daytime Telephone: (512) 452-7280

Comments:

See over Affidavit

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

City of Austin-Planning & Development Review Department/ 1st Floor
 Susan Walker
 P. O. Box 1088
 Austin, TX 78767-1088

Cle

AFFIDAVIT

STATE OF TEXAS

COUNTY OF TRAVIS

My name is Joseph & Dorothy Wilkerson. I live at 4212 Wilshire Parkway. I am of the age of eighteen (18) years and am of sound mind and memory. I own property in Wilshire Woods on Wilshire Parkway at 4212 Wilshire Parkway.

I have received documents regarding Mr. Neil B. Kassanoff's wish to build an addition of a rental income residence at 4201 Wilshire Parkway. I am opposed to the document and the building of this residence because of the following reasons:

1. This addition would be in an area of single-family dwellings.
2. There is no space on Wilshire Parkway that could accommodate multi-families.
3. Wilshire Woods is designated as a Historical District and the addition of a 432 square foot rental income residence in the front yard of 4201 Wilshire Parkway would certainly detract from the overall look of our Historic District.
4. The location of this proposed property would effectively block the view of Patterson Park now enjoyed by multiple single-family property owners on the Parkway.
5. The additional parking that would occur with an additional family would cause increased traffic congestion and it would create concerns for the neighbors not being able to see activities in the park that could be of some danger to the neighborhood.

Additionally, the following is important to me:

What is to keep others from doing same thing in Wilshire Woods? Object to variance. Feel it could be handled by an add-on to existing structure -

In testimony whereof, I herewith set my hand on this the 13th day of November 2013.

Dorothy B. Wilkerson
Joseph M. Wilkerson

AFFIDAVIT

STATE OF TEXAS

COUNTY OF TRAVIS

My name is ROBERT E. MEBANE. I live at 100 PARK BLVD. I am of the age of eighteen (18) years and am of sound mind and memory. I own property in Wilshire Woods on Wilshire Parkway at 4203 Wilshire Parkway.

I have received documents regarding Mr. Neil B. Kassanoff's wish to build an addition of a rental income residence at 4201 Wilshire Parkway. I am opposed to the document and the building of this residence because of the following reasons:

1. This addition would be in an area of single-family dwellings.
2. There is no space on Wilshire Parkway that could accommodate multi-families.
3. Wilshire Woods is designated as a Historical District and the addition of a 432 square foot rental income residence in the front yard of 4201 Wilshire Parkway would certainly detract from the overall look of our Historic District.
4. The location of this proposed property would effectively block the view of Patterson Park now enjoyed by multiple single-family property owners on the Parkway.
5. The additional parking that would occur with an additional family would cause increased traffic congestion and it would create concerns for the neighbors not being able to see activities in the park that could be of some danger to the neighborhood.

Additionally, the following is important to me:

CANNOT UNDERSTAND HOW A 400 SQ FT
STRUCTURE ON THE CORNER BLOCKING
VIEWS WILL CONFORM TO HISTORICAL
DISTRICT GUIDELINES.

In testimony whereof, I herewith set my hand on this the 12 day of November 2013.

REME

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.

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 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.

A notice of appeal must be filed with the director of the responsible department no later than 10 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.ci.austin.tx.us/development.

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

Case Number: C15-2013-0115 – 4201 Wilshire Parkway
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, November 14th, 2013

Jim Dougherty & Jane Ulrich
Your Name (please print)

☐ I am in favor
☒ I object

4205 Wilshire Pkwy. Austin 78722

Your address(es) affected by this application

Jim Dougherty Signature
Date 11/13/13

Daytime Telephone: Jim: 512-970-8744
Jane: 512-431-0919

Comments:

We are OK with Neal building up or attaching to his home. We are opposed to a separate dwelling. Because of the size, look and feel of the neighborhood (the Parkway), we believe there should continue to be one single-family dwelling per lot (no matter the size of the lot).

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

City of Austin-Planning & Development Review Department/ 1st Floor
Susan Walker
P. O. Box 1088
Austin, TX 78767-1088

Please see attached for additional concerns.

AFFIDAVIT

STATE OF TEXAS

COUNTY OF TRAVIS

My name is Jim Dougherty & Jane Ulrich. I live at 4205 Wilshire Pkwy.. I am of the age of eighteen (18) years and am of sound mind and memory. I own property in Wilshire Woods on Wilshire Parkway at 4205 Wilshire Parkway.

I have received documents regarding Mr. Neil B. Kassanoff's wish to build an addition of a rental income residence at 4201 Wilshire Parkway. I am opposed to the document and the building of this residence because of the following reasons:

1. This addition would be in an area of single-family dwellings.
2. There is no space on Wilshire Parkway that could accommodate multi-families.
3. Wilshire Woods is designated as a Historical District and the addition of a 432 square foot rental income residence in the front yard of 4201 Wilshire Parkway would certainly detract from the overall look of our Historic District.
4. The location of this proposed property would effectively block the view of Patterson Park now enjoyed by multiple single-family property owners on the Parkway.
5. The additional parking that would occur with an additional family would cause increased traffic congestion and it would create concerns for the neighbors not being able to see activities in the park that could be of some danger to the neighborhood.

Additionally, the following is important to me:

Having two dwellings on one lot will negatively affect the value of the other homes in the cul-de-sac. (See attached affidavit for additional concerns.)

In testimony whereof, I herewith set my hand on this the 13th day of November 2013.

Jim Dougherty Jane Ulrich

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.

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 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.

A notice of appeal must be filed with the director of the responsible department no later than 10 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.ci.austin.tx.us/development.

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

Case Number: C15-2013-0115 – 4201 Wilshire Parkway
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, November 14th, 2013

NAME: H. DIBBLE
Your Name (please print)

4207 WILSHIRE PARKWAY, AUSTIN, TX 78712
Your address(es) affected by this application

Signature: [Signature] Date: 11/13/2013

Daytime Telephone: 512-459-6881 - CELL: 512-705-9151

Comments: She requested to serve as Adjunct to the current board in order to allow the homeowners to build a second 433 sq ft front-facing residence on the front yard as well appropriate in any neighborhood. I do not object to the Homeowner's wish to remodel his home. I object to his request to allow one existing residence that is so close to another neighborhood.

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

City of Austin-Planning & Development Review Department/ 1st Floor

Susan Walker

P. O. Box 1088

Austin, TX 78767-1088

[Signature]

AFFIDAVIT

Wilshire Parkway.

STATE OF TEXAS

COUNTY OF TRAVIS

My name is Gene H. Dibble. I live at 4207 Wilshire Parkway. I am of the age of eighteen (18) years and am of sound mind and memory. I own property in Wilshire Woods on Wilshire Parkway at 4207 Wilshire Parkway.

I have received documents regarding Mr. Neil B. Kassanoff's wish to build an addition of a rental income residence at 4201 Wilshire Parkway. I am opposed to the document and the building of this residence because of the following reasons:

1. This addition would be in an area of single-family dwellings.
2. There is no space on Wilshire Parkway that could accommodate multi-families.
3. Wilshire Woods is designated as a Historical District and the addition of a 432 square foot rental income residence in the front yard of 4201 Wilshire Parkway would certainly detract from the overall look of our Historic District.
4. The location of this proposed property would effectively block the view of Patterson Park now enjoyed by multiple single-family property owners on the Parkway.
5. The additional parking that would occur with an additional family would cause increased traffic congestion and it would create concerns for the neighbors not being able to see activities in the park that could be of some danger to the neighborhood.

Additionally, the following is important to me:

In testimony whereof, I herewith set my hand on this the 13 day of November 2013.

Gene H. Dibble

C.6



Applicant's
Property

Entrance to Wilshire Parkway

C.6

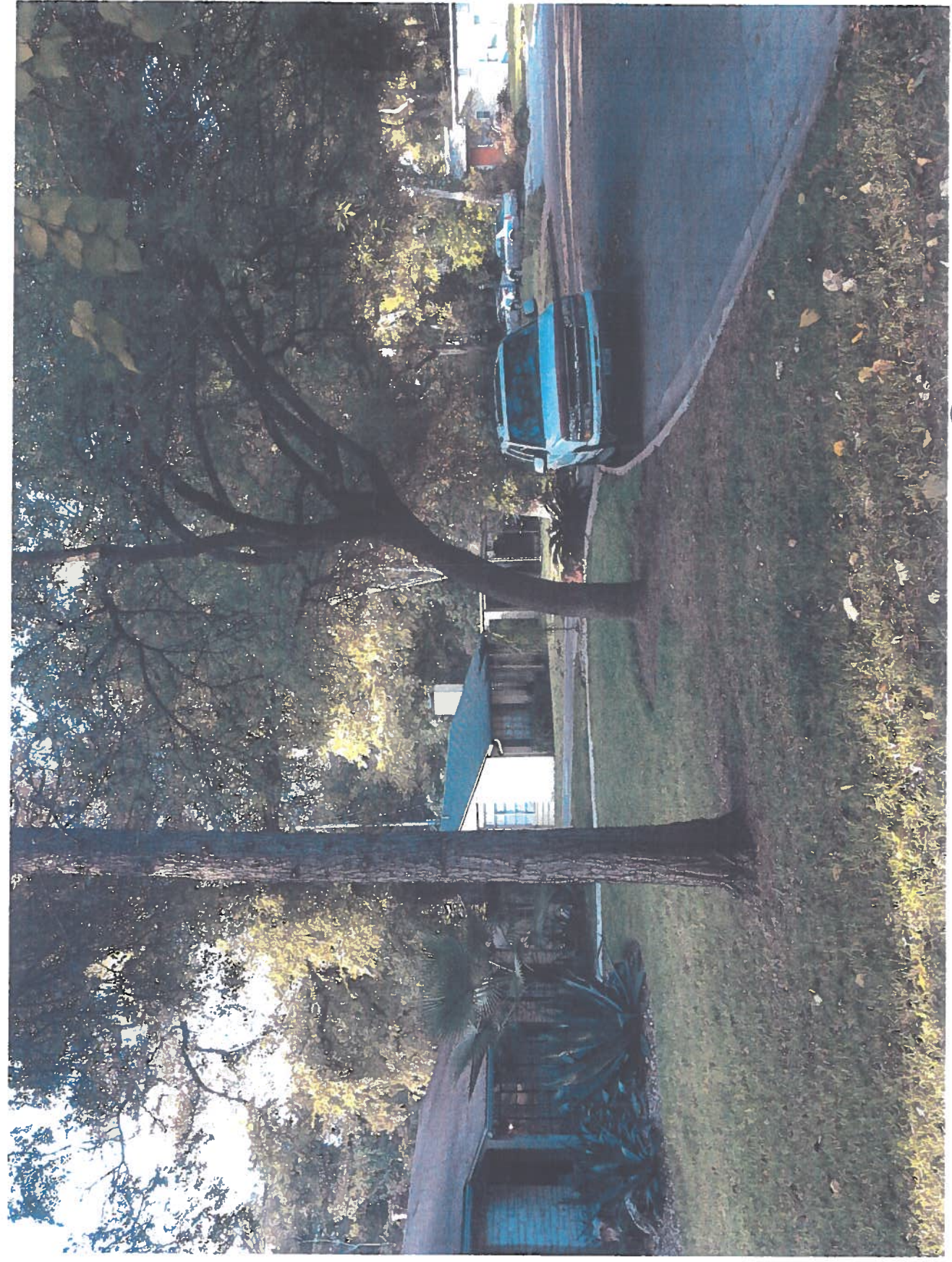


*View of Applicant's Property from
Wiltshire Blvd.*

C.6e

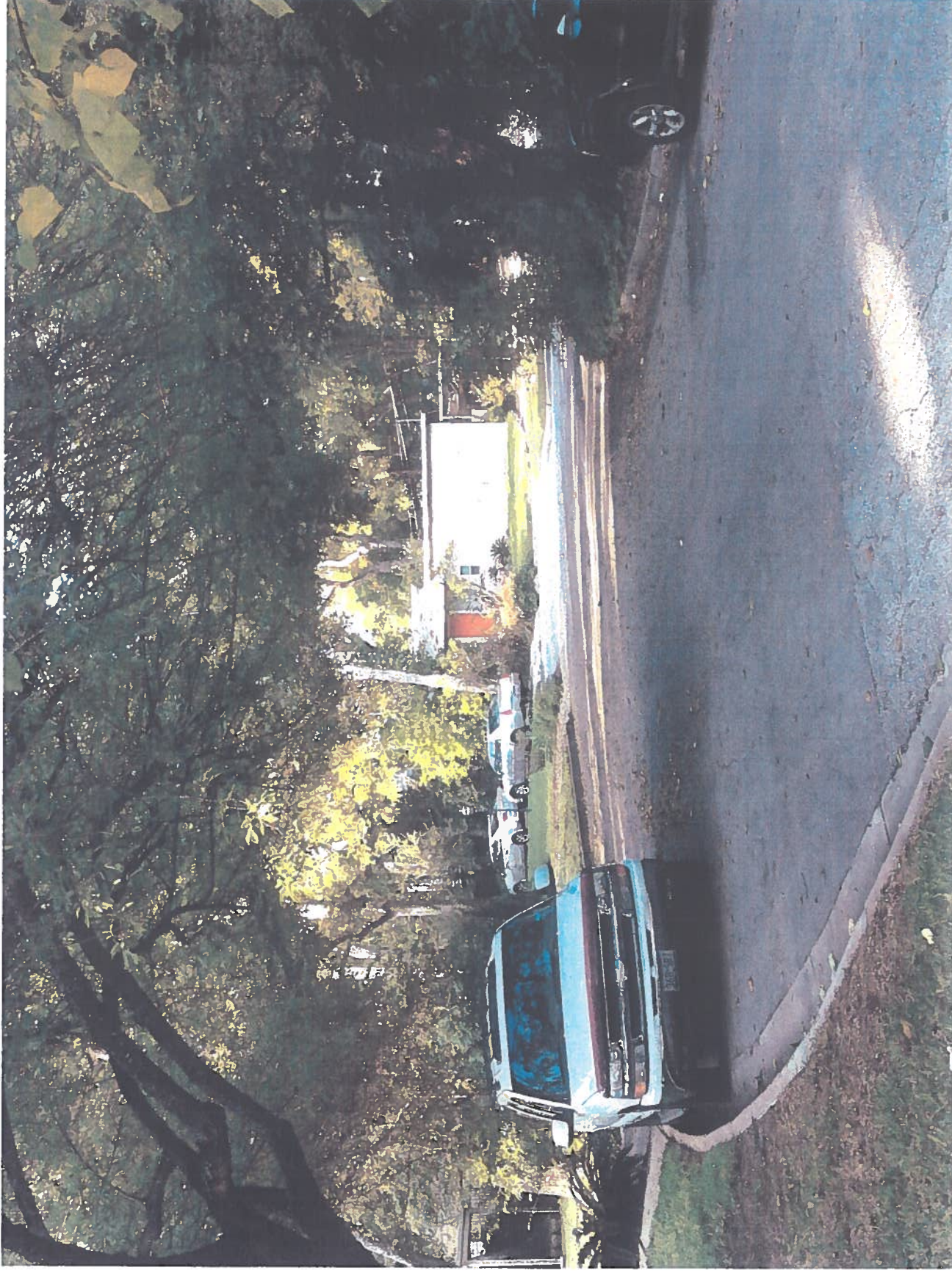


C.6



View from 4206 Wilshire Parkway
to end of cul-de-sac

C. 6



View of end of cul-de-sac
showing grassy area in middle

C.6



View toward Patterson Park
from very end of cul-de-sac

C.6



*View from Applicant's Property
down the Parkway*

**United States Department of the Interior
National Park Service**

NATIONAL REGISTER OF HISTORIC PLACES

Registration Form

1. NAME OF PROPERTY

HISTORIC NAME: Wilshire Historic District
OTHER NAME/SITE NUMBER: N/A

2. LOCATION

STREET & NUMBER: Bounded by the Southern Pacific Railroad, Ardenwood Road, Wilshire Boulevard,
and the Delwood III subdivision ☐ **NOT FOR PUBLICATION**

CITY OR TOWN: Austin ☐ **VICINITY**

STATE: Texas **CODE:** TX **COUNTY:** Travis **CODE:** 453 **ZIP CODE:** 78722

3. STATE/FEDERAL AGENCY CERTIFICATION

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Signature of certifying official / Title

Date _____

Texas Historical Commission
State or Federal agency / bureau or Tribal Government

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of commenting or other official

Date _____

State or Federal agency / bureau or Tribal Government

4. NATIONAL PARK SERVICE CERTIFICATION

I hereby certify that the property is:

Signature of the Keeper

Date of Action

- ☐ entered in the National Register
☐ See continuation sheet.
- ☐ determined eligible for the National Register
☐ See continuation sheet.
- ☐ determined not eligible for the National Register.
- ☐ removed from the National Register
☐ See continuation sheet.
- ☐ other, explain
☐ See continuation sheet.

8. STATEMENT OF SIGNIFICANCE

APPLICABLE NATIONAL REGISTER CRITERIA

Property:

- ☒ **A** is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** is associated with the lives of persons significant in our past.
- ☒ **C** embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** has yielded, or is likely to yield information important in prehistory or history.

CRITERIA CONSIDERATIONS

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or has achieved significance within the past 50 years.

AREAS OF SIGNIFICANCE: COMMUNITY PLANNING AND DEVELOPMENT; ARCHITECTURE

PERIOD OF SIGNIFICANCE: 1941-1958

SIGNIFICANT DATES: N/A

SIGNIFICANT PERSON: N/A

CULTURAL AFFILIATION: N/A

ARCHITECT / BUILDER: Carlton Brush, Architect; other unknown architects
Bradfield & Brush, Developers

NARRATIVE STATEMENT OF SIGNIFICANCE (see continuation sheets 8-10 through 8-17)

9. MAJOR BIBLIOGRAPHIC REFERENCES

BIBLIOGRAPHY

(see continuation sheets 9-18)

PREVIOUS DOCUMENTATION ON FILE (NPS): N/A

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested.
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey #
- ☐ recorded by Historic American Engineering Record #

PRIMARY LOCATION OF ADDITIONAL DATA:

- ☒ State historic preservation office Texas Historical Commission, Austin
- ☐ Other state agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other -- Specify Repository:

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 5

Wilshire Historic District
Austin, Travis County, Texas

NARRATIVE DESCRIPTION

Wilshire Wood and Wilshire Park are sections of a residential neighborhood of 110 single-family homes in Austin, Texas, located within a larger area of post-World War II suburban development approximately three miles northeast of downtown. The streets of Wilshire Wood and Wilshire Park follow the contours of the land between Boggy Creek and Patterson Park, and the neighborhood retains the tall trees that gave the Wilshire Wood subdivision its name. Large lots and sprawling, one-story ranch houses with low-pitched roofs predominate. Many of the houses combine stone veneer and wood siding painted in neutral colors. In general, the houses of Wilshire Wood and Wilshire Park retain a great deal of integrity, and 85% contribute to the historic character of the district.

Wilshire Wood and Wilshire Park are part of the larger Cherrywood neighborhood in Austin, Texas, to the east of U.S. Interstate 35, north of Manor Road, and to the south and west of Airport Boulevard. The boundaries of Wilshire Wood are defined by the Southern Pacific Railroad tracks and the interstate to the west and the Wilshire Brook development to the east. The boundaries of Wilshire Park are defined by the Wilshire Brook development to the west and Wilshire Boulevard to the south and east. To the south of Wilshire Wood and Wilshire Park is the Delwood III neighborhood, also known as the Delwood Duplex district; the two neighborhoods are separated by a long fence and dense vegetation. Wilshire Wood's northern boundary is marked by Ardenwood Road; just across Ardenwood is the Delwood I neighborhood, a residential area which includes an Episcopal church and its spacious grounds. Wilshire Wood's primary through-street is Wilshire Boulevard, running east-west from I-35 to Cherrywood Road. Bradwood, Wildwood, and Lullwood Roads connect Ardenwood Road and Wilshire Boulevard. Wrightwood Road runs south from Wilshire Boulevard into Delwood III, where it becomes Ashwood Road. The streets of Wilshire Wood and Wilshire Park are wide and curving, following the contours of the gentle slopes between the former course of Boggy Creek, which is now buried beneath the pavement of Interstate 35 and the Delwood Shopping Center, and Wilshire Brook.

Lot sizes in Wilshire Wood vary. The lots on Bradwood Road that back onto the Southern Pacific Railroad tracks are the smallest in the neighborhood at 75 feet wide and 135 deep, but these lots are still generously sized compared to those in adjacent neighborhoods. Houses along Bradwood road are generally more compact than those elsewhere in Wilshire Wood. Larger lots are to be found at the center of the neighborhood and off of the cul-de-sacs that terminate Ardenwood and Lullwood Roads. In four locations, original lots have been combined to accommodate especially large homes. Lots are generally flat or slightly sloped, with a few more steeply sloped lots backing onto Wilshire Brook. Most houses are set in the middle of large expanses of grass lawn. Some properties have been landscaped with flowerbeds, shrubbery, or formal plantings, but most properties are simply and sparsely landscaped, with mature trees shading the large, open lawns.

All of the houses in Wilshire Wood have front or side driveways, unlike the adjacent development of duplex apartments, where detached garages are accessed from back alleyways. The houses of Wilshire Wood, with their large setbacks, few substantial front porches, and lack of sidewalks, suggest an orientation towards interior space and back yards rather than to the street. Few fences divide or enclose properties within Wilshire Wood, contributing to a park-like setting of open space and meandering streets. Though there is a great degree of consistency in the style and scale of the ranch homes in Wilshire Wood, there is also considerable variety in their

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 7

Wilshire Historic District
Austin, Travis County, Texas

4102 Bradwood Road (circa 1942)

4101 Bradwood has a compact, rectangular plan of just over 1,000 square feet, with a two-car garage projecting forward slightly at the right side of the house. The steep plane of the composite-shingled roof dominates the front façade, and deep eaves supported by wood posts over the front entrance and to the rear of the garage create small porches. The house is veneered in limestone and has double-hung, multi-paned windows. The house was built by Cecil M. Cabaniss, vice-president of Cabaniss-Brown Furniture Company, which was located downtown at 204 East 6th Street (now the location of Brazos Lofts).

4105 Bradwood Road (circa 1942)

As originally built, this house had an asymmetrical, roughly U-shaped plan with wings extending to the rear on either side of the house, and an attached garage at the left rear. The roof is low-pitched and covered with composite shingles, and the house's entrance is recessed beneath a deep eave at the left front corner of the house. Most of the front façade is clad in a limestone veneer, but the entrance is surrounded by vertical board-and-batten siding. Large, double-hung, multi-paned windows have painted wood shutters that are decorative, rather than functional. 4105 Bradwood was originally built on Lot 6 of Block 2 of the Wilshire Wood Section 1 subdivision; in 1947, however, the adjacent Lot 5 was divided between the owners of 4105 and 4107 Bradwood, and at a later date an addition to 4105 Bradwood was built on a portion of Lot 5. This addition encompasses a garage with a second-story living space that is sided in green asphalt or asbestos shingles. While this addition may or may not date to the period of significance, it is compatible in design and materials and thus does not detract from the overall integrity of the house or the neighborhood. This home was built by Carl and Arleigh Stoune; Carl Stoune was the general manager of the Austin branch of Central Forwarding, Inc., a Waco-based freight company.

4000 Lullwood Road (circa 1948)

The designer and first occupant of the house at 4000 Lullwood Road was Carlton Brush, a notable Austin architect who also designed the student center for the University Baptist Church. The house features an I-shaped plan, with broad eaves overhanging the central portion of the front and rear façades. Covered with a limestone veneer, the house features metal casement windows that are accented with decorative wood panels above them and brick sills below them. The steep site has been terraced along Lullwood Road, with limestone retaining walls and an integral lamppost of the same stone. An attached carport is located at the right rear of the house.

4001 Lullwood Road (circa 1957)

The house at 4001 Lullwood Road was one of the last to be built in Wilshire Wood, and it deviates from the typical ranch style in several notable ways. Rather than having a low-pitched roof, its roof is mostly flat, but the portion over the main living area slopes up to the front and right side of the house. Large plate glass windows, divided by narrow vertical mullions, wrap around this living area, providing expansive views of the neighborhood from this room. The house features limestone veneer, with sage green wood trim and eaves. A detached garage has been added at the rear of the house.

**United States Department of the Interior
National Park Service**

National Register of Historic Places Continuation Sheet

Section 7 Page 9

Wilshire Historic District
Austin, Travis County, Texas

and the original garage was enclosed for additional living space. A new attached garage was built adjacent to the old garage, at the north side of the house. Despite these changes, 4101 Wildwood retains a sprawling horizontality and substantial integrity of materials, thus contributing to the historic character of the neighborhood. Built by Leonard McCandless, owner of McCandless Construction Company, this home was constructed upon what originally was platted as four lots wrapping around the corner of Wildwood Road and Wilshire Boulevard. Part of this lot was sold off and a new home was constructed at 4105 Wildwood in 1992.

4104 Wildwood Road (circa 1948)

Alvin and Alice Cantrell were the original inhabitants of this house, which has an I-shaped plan and low-pitched, cross-hipped roof with composite shingles. A detached garage is located to the rear of the house. The recessed middle section of this house, with the front door at its center, is covered by a deep, overhanging eave with ornamental metal supports. The house is covered in a limestone veneer and features large, multi-paned metal casement windows. One of these windows has been partially replaced with plate glass, but the others are intact.

4003 Wrightwood Road (circa 1947)

This house has a highly irregular plan, with the front entrance positioned at an angle at the center of the front façade; to the right of the entrance is a large, prominent chimney. At the front right corner of the façade, limestone-veneered columns support an open carport with a nearly-flat roof. This elevation is primarily clad with a limestone veneer but features other materials, including brick accents beneath windows and clapboard siding around the front door and front picture window. The roof is only slightly pitched and covered with composite shingles. The home was built for Hampton Kent Snell, a professor of marketing at the University of Texas at Austin.

4206 Wilshire Parkway (circa 1947)

The house is notable for its unusual front façade, dominated by an expanse of limestone veneer and end gables with brown clapboard siding. The carport and the front door are beneath a projecting gable-end supported by limestone-veneered columns. The sidelights on either side of the front door are the only windows on the broad principal façade; metal casement windows punctuate the side façades. This home was built for Tom Bradfield of Walling, Bradfield & Brush, one of the developers of Wilshire Wood and Wilshire Park.

Representative Noncontributing Properties

4005 Lullwood Road (circa 1950)

Built in 1950, the house at 4005 Lullwood is marked on Sanborn Fire Insurance maps as a one-story, L-shaped dwelling with a long, open carport across much of the right side of the front façade. Over the years, the house has been extensively altered. The carport enclosed as a garage, and a second story was added to the house. Siding and windows were replaced with materials that are not in keeping with the historic character of Wilshire Wood and Wilshire Park. The house is therefore considered a noncontributing property to the historic district.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 11

Wilshire Historic District
 Austin, Travis County, Texas

4004	Bradwood Road	1946	contributing
4006	Bradwood Road	1951	contributing
4100	Bradwood Road	1958	contributing
4101	Bradwood Road	1948	contributing
4102	Bradwood Road	1942	contributing
4103	Bradwood Road	1942	contributing
4104	Bradwood Road	1941	contributing
4105	Bradwood Road	1942	contributing
4106	Bradwood Road	1940	noncontributing
4107	Bradwood Road	1947	noncontributing
4200	Bradwood Road	1940	contributing
4202	Bradwood Road	1941	contributing
4203	Bradwood Road	1941	contributing
4204	Bradwood Road	1941	contributing
4205	Bradwood Road	1947	contributing
4206	Bradwood Road	1954	noncontributing
4207	Bradwood Road	1950	contributing
4000	Lullwood Road	1948	contributing
4001	Lullwood Road	1957	contributing
4002	Lullwood Road	1953	contributing
4003	Lullwood Road	1950	contributing
4005	Lullwood Road	1950	noncontributing
4007	Lullwood Road	1950	contributing
4009	Lullwood Road	1959	noncontributing
4101	Lullwood Road	1956	contributing
4103	Lullwood Road	1950	contributing
4105	Lullwood Road	1950	contributing
4106	Lullwood Road	1951	contributing
4107	Lullwood Road	1949	contributing
4109	Lullwood Road	1950	contributing
4110	Lullwood Road	1950	contributing
4111	Lullwood Road	1950	contributing
4112	Lullwood Road	1948	contributing

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 13

Wilshire Historic District
 Austin, Travis County, Texas

1304	Wilshire Boulevard	1948	contributing
1305	Wilshire Boulevard	1949	contributing
1306	Wilshire Boulevard	1948	contributing
1307	Wilshire Boulevard	1946	noncontributing
1400	Wilshire Boulevard	1948	contributing
1401	Wilshire Boulevard	1950	contributing
1402	Wilshire Boulevard	1950	contributing
1404	Wilshire Boulevard	1951	contributing
1405	Wilshire Boulevard	1950	contributing
1406	Wilshire Boulevard	1950	contributing
1407	Wilshire Boulevard	1950	contributing
1506	Wilshire Boulevard	1948	contributing
1508	Wilshire Boulevard	1949	contributing
1510	Wilshire Boulevard	1948	contributing
1602	Wilshire Boulevard	1946	noncontributing
4200	Wilshire Parkway	1948	contributing
4201	Wilshire Parkway	1947	contributing
4202	Wilshire Parkway	1948	noncontributing
4203	Wilshire Parkway	1946	noncontributing
4204	Wilshire Parkway	1948	contributing
4205	Wilshire Parkway	1947	noncontributing
4206	Wilshire Parkway	1947	contributing
4207	Wilshire Parkway	1947	contributing
4208	Wilshire Parkway	1947	contributing
4209	Wilshire Parkway	1947	noncontributing
4210	Wilshire Parkway	1947	contributing
4212	Wilshire Parkway	1947	contributing
4214	Wilshire Parkway	1947	contributing
4001	Wrightwood Road	1952	contributing
4003	Wrightwood Road	1947	contributing
4005	Wrightwood Road	1949	noncontributing

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 15

Wilshire Historic District
Austin, Travis County, Texas

advertised the sale of lots in Wilshire Wood, they boasted that "Wilshire Wood restrictions will make subdivision history in Austin. Through the exercise of strict architectural control, the sponsors seek simplicity and architectural harmony rather than high home cost. The aim is to develop and protect by rigid restrictive covenants a neighborhood of wide, rambling houses, setting far back from the street in the middle of spacious, tree-shaded lawns.... Wilshire Wood is a virgin forest as beautiful as a Peter Pan Fairyland."³ (See attached figure on page 20.) Bradfield and Brush's 1941 advertisement for Wilshire Wood emphasized its location across East Avenue from the Austin Country Club; however, in 1946 the country club sold its land to the city and moved to a more rural setting. The City of Austin retained part of the former country club as a public golf course, but in 1959 sold the open land near Wilshire Wood to Homart, a development company that built the Hancock Shopping Center on the site.

Bradfield and Brush achieved their goal of "architectural harmony" through the use of deed restrictions specifying that each lot could contain only a single dwelling, "not to exceed two and one-half stories in height and such accessory buildings, including customary servants' quarters, as are usually built in connection with a main residence." Subdivision covenants required a minimum home cost of \$4,000, and a minimum footprint of 1,000 square feet for one-story houses, or 700 square feet for two-story houses. Houses had to be set back 40 feet from the front lot line and 15 feet from side lot lines. Perhaps the most significant design requirement, however, was the stipulation that "No building shall be erected on any building plot unless such building has been designed by a licensed architect, or until the external design and location thereof has been approved in writing by the subdivider or by a committee appointed at intervals of not less than five (5) years by the owners of a majority of the lots which are subject to the covenants herein set forth."⁴

In addition to controlling house setbacks and design, restrictive covenants controlled who might purchase and live in houses within Wilshire Wood and Wilshire Park. First, the subdivision restrictions stated, "No race or nationality other than the Caucasian race shall use or occupy any building on any lot, except that this covenant shall not prevent occupancy of servants' quarters by domestic servants of a different race or nationality employed by an owner or tenant." Future homogeneity was to be assured with the stipulation that "No part of the premises or property covered hereby ever shall be rented, leased, sold, demised, or conveyed to, or otherwise become the property of, or into the possession of, any persons other than white persons of strict Caucasian blood."⁵

While the raw land in Wilshire Wood and Wilshire Park was not very different from that of neighborhoods to the south, like French Place and Delwood III, the street layout and architectural controls resulted in a distinctive neighborhood and consistency of housing types. French Place was largely filled with bungalows and compact homes, and in Delwood III the duplex dwellings were built on one of five basic plans with regular massing and standard lot sizes. By contrast, the Wilshire neighborhoods were developed at a time when ranch style homes were gaining favor among architects and homebuilders. Typified by low-pitched roofs, deep eaves, and a strong horizontality, ranch houses were popularized in magazines like *Sunset* and *The House Beautiful*, which published

³ "Beautiful Beyond Belief!" Advertisement in the *Austin American-Statesman*, 25 May 1941. Austin History Center, Wilshire Wood file.

⁴ W.L. Bradfield and G.H. Brush, Wilshire Wood Section I, April 19, 1941, Travis County Deed Records, Austin, Texas, Vol. 676, pp. 333-335.

⁵ Ibid.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 17

Wilshire Historic District
Austin, Travis County, Texas

The Ranch house—which is often traced to the experimental designs of California architects practicing between the wars—was designed as a sprawling, low-lying, linear dwelling well-suited to spacious suburban lots like those in the nominated Wilshire Historic District. Characterized by asymmetrical, one-story forms with broad façades and low-pitched roofs with deep overhangs, the Ranch house typically incorporated integral garages or carports, emphasizing the importance of the automobile to this neighborhood and housing type. Natural materials, including brick, stone, and wood painted or stained in neutral colors, were the standard for this architectural style. The Ranch house often wrapped around a patio or courtyard space, which were private havens away from the street and ideal for entertaining and family barbecues. Open floor plans provided a luxuriant feeling of spaciousness, even in the smallest of tract homes, while large expanses of glass allowed a visual connection to the outdoors. At the same time, these aspects of a typical Ranch style home also allowed young parents to observe their children at play in dens and “family rooms,” and outdoors on neighborhood streets, front lawns, and in backyards. These features are found among the architect-designed Ranch houses of Wilshire Wood and Wilshire Park, as this type became the dominant house form in American suburbs from the late 1940s through the 1960s.⁸

The Wilshire Historic District is an excellent local example of an evolving suburban residential development, with influences from early automobile suburbs to postwar tracts. The curving streets, generous setbacks, large lots, and deed restrictions represent national suburban development trends applied to a Texas town in the 1940s and 1950s. The Wilshire Historic District is nominated to the National Register of Historic Places under Criterion A in the area of Community Planning and Development as an early curvilinear subdivision in Austin and representative of the city's postwar development. It is also nominated under Criterion C in the area of Architecture as a highly intact collection of early to mid-twentieth century Ranch housing styles.

⁸ Ibid.; also Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2000), pp. 477-483; Lester Walker, *American Shelter: An Illustrated Encyclopedia of the American Home* (Woodstock, New York: Overlook Press, 1996 [1981]), pp. 234-237 and 252-253; Christine Hunter, *Ranches, Rowhouses, and Railroad Flats: American Homes: How They Shape Our Landscapes and Neighborhoods* (New York: W.W. Norton & Company, 1999), pp. 160-173.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section MAP Page 19

Wilshire Historic District
Austin, Travis County, Texas



Map 1. Sanborn map showing Wilshire Wood and Wilshire Park.

Noncontributing houses appear in gray.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section PHOTO Page 21

Wilshire Historic District
Austin, Travis County, Texas

PHOTOGRAPH LOG

All photographs are credited as follows:

Name of Property:	Wilshire Historic District
City:	Austin
County:	Travis County
State:	Texas
Photographer:	Rachel Leibowitz
Date:	June 2010
Location of digital files:	Texas Historical Commission, Austin

Printed on HP Premium Plus Paper with HP Vivera ink

Photo 1 (TX_Travis County_Wilshire HD_0001.tif)
4101 Wildwood Road
Camera facing: East-northeast

Photo 2 (TX_Travis County_Wilshire HD_0002.tif)
4206 Lullwood Road
Camera facing: West-southwest

Photo 3 (TX_Travis County_Wilshire HD_0003.tif)
4105 Bradwood
Camera facing: East

Photo 4 (TX_Travis County_Wilshire HD_0004.tif)
4208 Lullwood Road
Camera facing: West-southwest

Photo 5 (TX_Travis County_Wilshire HD_0005.tif)
4001 Lullwood Road
Camera facing: South-southwest

Photo 6 (TX_Travis County_Wilshire HD_0006.tif)
4209 Parkwood Road
Camera facing: East-southeast

C.6

Dan Brotman
4204 Wilshire Pkwy
Austin, TX 78722

To the Board of Adjustments,

I am writing to express my support for the proposed variance at 4201 Wilshire Pkwy.

As a homeowner in the neighborhood, I am in favor of anyone who is making improvements to their lot. Neal Kassanoff has already committed to improving his existing structure, and I would look forward to "phase two" of those improvements. I live directly across the street from the lot in question, and I would look forward to the new addition to my current view.

I think it is reasonable to provide a variance on the 4201 lot because the shape of the lot is unique, as is the size. There is ample space on this lot so that an additional structure would not be awkward or obtrusive. The writers of the current code simply did not have this type of lot in mind when establishing parameters for secondary residences.

Please approve this variance, as it is beneficial to both the home owner and the neighborhood.

Sincerely,



Dan Brotman

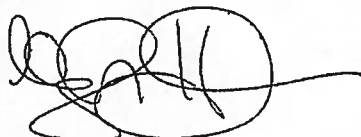
C. 6

November 5, 2013

To Whom It May Concern,

I reside directly across the street from Neal Kassanoff. He has been a fantastic neighbor and home owner for the many years I have known him. I am very much in favor of his request to add a second structure to what appears to already be a double lot. The new structure will add value to the street and has been very tastefully designed. I support the need for a variance and feel that high density living is a perfect way to create a vital and vibrant urban core and should be embraced by the City of Austin. I would be happy to provide any further information upon request.

Kindest Regards,

A handwritten signature in black ink, appearing to read 'Meghan Hughes', with a long horizontal line extending to the right.

Meghan Hughes

Homeowner
4200 Wilshire Parkway
Austin, TX 78722
512/852.2393

C.6

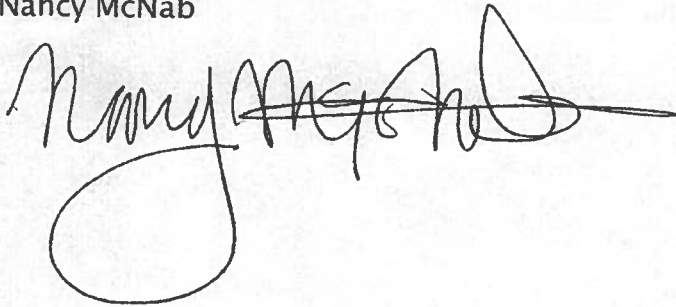
Nancy McNab
4203 Wilshire Pkwy
Austin, TX 78722

To the Board of Adjustments:

I have lived at 4203 Wilshire Pkwy for ten years, directly next door to the proposed project at 4201 Wilshire Pkwy. Neal Kassanoff shared architectural drawings with me and the other neighbors, and I think that the project would be attractive and in keeping with the look of the neighborhood. I am favor of the placement of the structure, as well as use of limestone and other elements that match the main house. I support the request for variance, and ask that you approve.

Sincerely,

Nancy McNab

A handwritten signature in black ink, appearing to read 'Nancy McNab', with a large, stylized loop at the end.

C. U

From: Gary Smith <wgs@wgsdesign.com>
Subject: Re: Checking in about project
Date: November 12, 2013 3:00:39 PM CST
To: Neal Kassanoff <neal.kassanoff@gmail.com>
Cc: David Phillips <david.phillips@wgsdesign.com>
Reply-To: <wgsdesign@gmail.com>

I will reply with positive enthusiasm. Is email ok?
Gary

On 11/12/13 1:47 PM, Neal Kassanoff wrote:
Hi Gary,

I have not heard from you about the variance for which I am applying.

It sounded like you liked the proposal when I first presented it. Is this still the case? If you have reservations, please let me know.

Our meeting with the board of adjustments comes this Thursday, so I am in the homestretch for lining up documentation of support. Whatever your position, I am open to discussion.

Thanks,
Neal
512 669 2028

--
W. Gary Smith Design
141 West 28th Street, #300
New York, NY 10001
512-585-6368

<http://www.wgarysmith.com/design/>

C. U

1510 Wilshire Blvd
Austin, TX 78722

07 November 2013

To the Board of Adjustments:

Neal Kassanoff has shown me the plans for his new structure at 4201 Wilshire Pkwy. I support his request for a variance as he has indicated that the purpose of this addition to his home is to provide living quarters for guests. The design that Neal proposes is consistent with the overall look and feel of other homes in the neighborhood.

Sincerely,



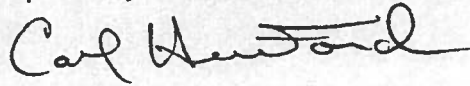
Grace Tsao
1510 Wilshire Blvd.

C.V.
Carl Hereford
1604 Wilshire Blvd.
Austin, TX 78722

To Whom It May Concern,

I am happy to support the variance for a secondary residence at 4201 Wilshire Pkwy. I live two doors away at 1604 Wilshire Blvd. I have reviewed the drawing and blueprints, and it seems perfectly reasonable to allow something to be built as drawn.

Sincerely,



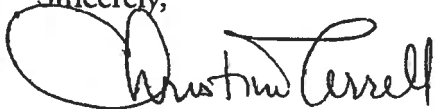
Carl Hereford

C:6

CHRISTINE TERRELL

I am very much in favor of Neal Kassanoff's proposed structure on his property. His architectural plan for an additional modest dwelling is a fine example of the sort of development I welcome in the neighborhood. Creating a dense urban core is vital to Austin's future--this is exactly the type of project a progressive City should embrace and actively encourage.

Sincerely,

A handwritten signature in black ink, appearing to read "Christine Terrell". The signature is fluid and cursive, with a large initial "C" and a long, sweeping underline.

Christine Terrell

4017 CHERRYWOOD RD.

AUSTIN, TX 78722

512.796.9861

C.6

November 5, 2013

Greetings:

We are writing in support of the variance application for 4201 Wilshire Parkway.

As neighbors and homeowners in the Wilshire Woods neighborhood since 1996, we support the general goals of Smart Growth infill development in central Austin, as long as such development respects and enhances the unique and special character of our neighborhood.

Having reviewed Mr. Kassanoff's architectural plans for the proposed secondary residence, it is clear that the siting of the existing house at the rear of the acute-angled corner lot creates a unique hardship which prevents creation of the secondary unit without a variance.

It is also clear from the plans that the proposed secondary residence, in its careful siting, single story height, and choice of materials, will be an asset to the existing house and street, and a fine, unobtrusive addition to our neighborhood.

For all these reasons, we urge the Board of Adjustments to approve this variance for 4201 Wilshire Parkway.

Sincerely,

Britton Schlinke Naomi Schlinke

Britton and Naomi Schlinke

4009 Lullwood Road
Austin, TX 78722

C.6

November 11, 2013

Neal Kassanoff
4201 Wilshire Parkway
Austin, Texas 78722

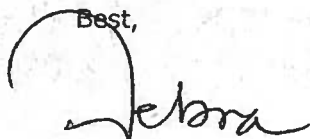
Dear Neal:

Thank you for sharing your proposed plans for a secondary residence on your property. It looks like a well thought out addition to your lot.

As a 20 year resident of Wilshire Wood, I am happy to write in support of your project. Please let me know if you or anyone on the zoning commission needs additional input from me.

You may contact me at the address below, by phone at 512-451-5972 or by email at dshaas@prismnet.com

Best,

A handwritten signature in cursive script, appearing to read "Debra".

Debra Haas

4105 BRADWOOD ROAD
AUSTIN, TEXAS 78722

C.U.

Wade Holloway

1715 E 38th 1/2 st., Austin, TX 78722
(512) 905-2309

November 9, 2013

To Whom It May Concern:

I am a neighbor of Neal's and drive past his home on Wilshire Parkway daily. Neal has shown me his architectural renderings for the proposed addition/dwelling, and has discussed with me several times his ideas to improve his property. I was very impressed with the thought and work that has gone in to the project thus far. This is exactly the kind of well-designed architecture we need in our neighborhood. I am very much for this project.

Sincerely,



Wade Holloway

From: bwna hrc [mailto:]

Sent: Monday, November 18, 2013 3:54 PM

To: Limbacher, Laurie - BC; Galindo, Mary - BC; Roberts, Andrea - BC; Wolfenden-Guidry, Leslie - BC; Rosato, John - BC; Myers, Terri - BC; Leary, Daniel - BC

Cc: Sadowsky, Steve; McGee, Alyson; Anita Sadun; happy harris

Subject: Item C.7-1 NRD-203-0085 Old West Austin 1711 Mohle Drive

Dear Commissioners:

The Bryker Woods Neighborhood Association has reviewed this project and agrees with the posted opinion of staff, *"The changes to the house are significant and will render the property no longer contributing to the District. Additionally the other contributing properties on the block are all one story houses with similar architectural style, so the massing and size of the second story addition is not compatible with the character of this part of the District."*

Additionally, members of the BWNA Board **met with applicant to suggest** design modifications that would make the project more amenable to neighborhood character and history without significantly altering the applicant's plan. The **owner has refused** all such suggestions and has done nothing to answer the concerns nor questions of neighbors.

At our meeting with applicant, we asked the applicant to consider **adding windows to windowless portions** of proposed side elevations, to **integrate the front applied gable height** with the front porch and existing soffit heights, and to show proper neighborly intent to **control run-off** created by the new pattern of roofs. Regrettably, the applicant declined to act on any of our suggestions. Additionally, we asked the applicant for confirmation from City reviewers that this project has met the minimum land development and building code standards currently in place. As we write, We have not received that confirmation from applicant or staff.

We urge the HLC to continue to work with us to guide applicants toward designs that respect both neighbors' concerns and the historical character of our neighborhood. Perhaps a postponement of this matter would enable applicant and neighbors to find the time to work together more fruitfully.

Derek Barcinski

Bryker Woods Neighborhood Association

Historic Review Committee

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.

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 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.

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.ci.austin.tx.us/development.

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-2013-0086 PR-13-190303**

Contact: Alyson McGee, 512-974-7801

Public Hearing: November 18, 2013 Historic Landmark Commission

Mr. & Mrs. Lambert & Labay

Your Name (please print)

705 W. Lynn 78703

Your address(es) affected by this application

I protest! *Shelley Labay* 11-12-13

Comments: *ridiculous* Date

☐ I am in favor
☐ I object

NO! Not Historically Ordinary! Don't waste the city's money! This is a duplex! common!

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

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.

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 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.

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.ci.austin.tx.us/development.

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): **HDP-2013-0681 PR-13-088718**

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: October 28, 2013 Historic Landmark Commission

Your Name (please print) SANTANA ISMAEL

☒ I am in favor
☐ I object

Your address(es) affected by this application

1207 E 95TH ST 3RD
STREET 10/24/13

Signature

Date

Comments:

Object.

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

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

This Permit Bissines is getting
out of hand First its Was The
People with Loud Music and
Drunk People in the streets and
side walk and littering The
Neighbor Hood area. With Beer
Bottle and Beer Cans and Paper
They Leave Behine We steel have
Trouble with Loud Music on

4th Street 1300 Block. Take This Permit
Bissines To West Austin or Rosewood There Plenty
of Areas Thers for Permits.

SANTANA
ISM9EL

From: Limbacher, Laurie - BC
Sent: Monday, November 18, 2013 10:09 AM
To: Sadowsky, Steve; McGee, Alyson
Subject: FW: Letter of Support • case: HDP-2013-0628

—old case#

New case# HDP 2013-0806

FYI,

This was sent to HLC members, but it does not look like it was sent to the CHPO.

Could you please forward this to those members who have not yet set up their COA email addresses?

Thanks.

Laurie

From: nine francois []
Sent: Monday, November 18, 2013 7:15 AM
To: Limbacher, Laurie - BC; Galindo, Mary - BC; Roberts, Andrea - BC; Wolfenden-Guidry, Leslie - BC; john.rosato@austintexas.gov; daniel.leary@austintexas.gov; terri.myers@austintexas.gov
Cc: nine francois; Guerrero; LoganKhanna Khanna
Subject: Letter of Support • case: HDP-2013-0628

Dear Chair and Landmark Commissioners,

We are writing in our capacities as co-chairs of the Govalle Neighborhood Association to support Mr. and Mrs. Alvin Arnold in their efforts to sell their property at 1110 Tillery, 78702 (currently the Kiddie Korner Child Care).

We understand Staff is recommending to initiate historic zoning for this property while the Arnolds have applied for a demolition permit (case: HDP-2013-0628). We support the demolition permit and welcome the return of this property to single family residential. We feel this will be the best use of this property in keeping with the existing residential nature of the area.

Please feel free to contact us with any questions.

Sincerely,,

Co-chairs,
Govalle Neighborhood Association

Nine Francois,
@grandecom.net
512.391.1591

Althea Logan
@gmail.com
505.803.5426

Laurie Limbacher
Historic Landmark Commission

IMPORTANT NOTICE: The City of Austin provides e-mail addresses for members of its boards and commissions for their use as board members. This address should not be used for private or personal messages. The views expressed in e-mail messages reflect the views of the authors alone, and do not necessarily reflect the views of any board or commission of which the author may be a member. In particular, the views expressed here do not necessarily reflect those of the City of Austin, or any of its departments, employees or officials. E-mail messages may be subject to required public disclosure under the Texas Public Information Act.

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.

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 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.

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.ci.austin.tx.us/development.

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.

D.2

Case Number(s): **HDP-2013-0806 PR-13-107466**

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: November 18, 2013 Historic Landmark Commission

Your Name (please print)

Donna and Steve Sadowsky

Your address(es) affected by this application

1103 TILLERY

☐ I am in favor
☒ I object

Signature

Date

Comments:

I ~~disagree~~ disagree because the house is historical.

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

From: Evy Grace []
Sent: Monday, November 18, 2013 2:27 PM
To: Sadowsky, Steve; Evy Grace
Subject: Historic Preservation of Rio Grande St

HDP-2013-0829

Hi Steve,

I am sorry I am unable to make the hearing tonight regarding the proposed demolition of 2910 Rio Grande St. as I work nights for FedEx.

I am strongly in favor of preserving this neighborhood for historical purposes. The houses are largely intact in this area so it would be the perfect zone to protect historically.

I am opposed to allowing this structure to be demolished until further studies can be done as to the impact to the neighborhood and understanding the plan for this property moving forward.

Thanks for sharing this with the board at the hearing tonight.

If you need to reach me, please feel free to contact me at 512-415-2217.

Thanks so much-

Evy Grace

2914 Rio Grande St