

## PUBLIC HEARING INFORMATION

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**Case Number(s):** C14H-2004-0007, 2014-134497-PR

**Contact:** Steve Sadowsky, 512-974-6454

**Public Hearing:** Historic Landmark Commission, January 26, 2015

Carol Journey  
Your Name (please print)



207 E 34th St.  
Your address(es) affected by this application

Carol Journey  
Signature

1/22/15  
Date

Comments: please see  
attached comments

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

City of Austin

Planning & Development Review

Steve Sadowsky

P. O. Box 1088

Austin, TX 78767-8810

Fax Number: (512) 974-9104

**RECIEVED**

**JAN 22 2015**

**Planning & Development Review**

To: Steve Sadowsky, Planning and Development Review  
For: Public Hearing before the Landmark Commission, January 26, 2015  
Case Numbers: C14H-2004-0007, 2014-134497-PR

The proposed project for the Steck property is unacceptable. First, there are the circumstances where the project exceeds the impervious cover and FAR restrictions. There is also the bedroom issue. There have been too many circumstances when a so-called study, den, game room or other such room is used as a bedroom. The fact that the so-called study has a closet is disturbing as it definitely suggests it could and probably will be used as a bedroom. If it is truly a "study", take out the closet and build bookcases and computer work spaces on each wall. To meet the air conditioned space allowed overall, the study areas would need to be smaller or not be there at all.

Instead of the project respecting and highlighting an impressive historic Landmark house and grounds the project closes in on the house. The proposed new construction has nothing welcoming or inviting about it. It looks like a series of warehousing units. The bland, box like design does not fit in at all with the loved and cherished characteristics of the neighborhood. Where is the front door? The overall design has not changed at all since the first meeting with the developer. NUNA suggested development guidelines were given to the developer after the first meeting and no obvious changes have been made to the project.

The developer's arguments against other suggestions from NUNA neighbors don't hold. There are a number of townhomes, condominiums and houses in the neighborhood that have alley access. There have been no problems with vacancies in these structures. To suggest that the Steck home would need to sell for \$300 SF and that the resulting price could not be met if it were a condo is ridiculous. First, the house would need to be refurbished with the most expensive and high quality materials for it to warrant a sale price of \$300 SF. There are buyers out there looking for exclusive homes, condos or not, in this area. The house could be sold as is at a reasonable price so that someone who understands the value of a Landmark home could bring it up to Landmark standards. If another project were to be built on the vacant land, a Landmark structure, whether as a house or condo, would also be a selling point for any well-done project that met the character and spirit of the Steck house. If the developer insists that this property is to remain rental, there is also a need in our neighborhood for up-scale living units that would be more in character with the Landmark Steck house.

NUNA does not need another poorly thought out student apartment complex, especially one that is a slap in the face to the historic Steck house. What it does need is living space for homeowners, particularly with families, who would love to call NUNA home. I am also concerned, after viewing other Joseph properties in the neighborhood, that the proposed project is destined to become just another poorly maintained neighborhood eyesore. The fact that the developer has owned the Steck property for some time and has not demonstrated in any visible way a concern for the upkeep of the house is also disturbing. A window screen has been lying on the roof for months. The fact that the developer is said to have originally sought a demo permit for the house further indicates that there is not much concern for maintaining the historic integrity of a home that has an important place in my neighborhood history.

Thank you for your time and interest.

Carol Journeyay

207 East 34<sup>th</sup> Street, Austin, TX



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**Case Number(s):** C14H-2004-0007, 2014-134497-PR

**Contact:** Steve Sadowsky, 512-974-6454

**Public Hearing:** Historic Landmark Commission, January 26, 2015

BOB KALEIR  
Your Name (please print)

☐ I am in favor  
☒ I object

207E 34TH ST  
Your address(es) affected by this application

Dolt K.  
Signature

1-22-2015  
Date

Comments: SEE ATTACHED COMMENTS

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

RECIEVED  
JAN 22 2015  
Planning & Development Review

Planning & Development Review

Steve Sadowsky

Case Numbers: C14H-2004-2007, 2014-134497-PR

Public Hearing: Historic Landmark Commission, January 26, 2015

Steve,

I object to this proposal for proposed development at 305 E. 34<sup>th</sup> St.

Mr. Joseph presented this site development to members of the North University Neighborhood Association some months ago and it elicited strong objection for the following reasons:

1. It does not respect the integrity of the Landmark Steck house. It will in fact destroy the community value of this historic building and grounds.
2. It will not encourage a diverse group of occupants. It is a dorm.
3. The "cookie cutter" repeat of 3 exactly duplicated large box apartments does not reflect the character of the neighborhood.
4. The 4 bedroom per 2 floors (8 bedrooms per unit) will put the project over occupancy limits, no matter how they label that 4<sup>th</sup> bedroom.
5. There is not adequate parking for this plan.
6. The impervious cover required for this density will contribute to existing down stream flooding on Grooms St.
7. Poor quality development proposed for this site will destroy any hope for the positive redevelopment of the 300 block of E. 34<sup>th</sup>.

It should have been apparent to Mr. Joseph that what he proposed was not acceptable. A group of neighbors volunteered to meet with the developer and suggest a more compatible way to build next to an historic property. We did that, showing new projects as examples and provided a copy of the Grooms Addition guide to new construction.

The site and typical unit plan now presented is the same as previously presented with the added insult of 3 elevations that show a project of such abysmal lack of design that they are insulting. These plans do not reflect any response to the concerns expressed by the community and will destroy the historical context of the Steck house as assuredly as if it was demolished. If that is not enough, the ripple effect of such a disaster will cripple forever the 300 block of E. 34<sup>th</sup> Street.

Respectively, Bob Kaler

 1.22.2015

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**Contact:** Steve Sadowsky, 512-974-6454

**Public Hearing:** Historic Landmark Commission, January 26, 2015

Mary Ingle  
Your Name (please print)

☐ I am in favor  
☒ I object

3406 Duval St.  
Your address(es) affected by this application

[Signature]  
Signature

1/22/15  
Date

Comments: This project is not neighborhood "friendly," nor is the design acceptable. A large historic home, The Steck House, with 3 proposed new duplexes which look like army barracks adjacent to this A-house. There are no front doors on the duplexes. Bldg. #2 juts out into the front setback (beyond the setback of the Steck House/H).  
The proposed structures do nothing for esthetics & design for the property. It resembles a large "Fraternity" compound - not allowed on a MHF-3 property. Please deny the certificate of appropriateness.

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City of Austin

Planning & Development Review

Steve Sadowsky

P. O. Box 1088

Austin, TX 78767-8810

Fax Number: (512) 974-9104



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**Case Number: C14H-2014-0014**

**Contact: Steve Sadowsky, 512-974-6454**

**Public Hearing: Historic Landmark Commission, January 26, 2015**

James Bilodeau

Your Name (please print)

☒ I am in favor  
☐ I object

Your address(es) affected by this application

James Bilodeau

Signature

1/17/15  
Date

Daytime Telephone:

917 328 3357

Comments:

I highly support the historic district for Blue Bonnet Hills and am very disappointed that this process was derailed last fall by administrative issues. There has been a lot of work done by community members to file this application and I urge the city to give this issue the attention that it deserves. Thank you.

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**Contact: Steve Sadowsky, 512-974-6454**

**Public Hearing: Historic Landmark Commission, January 26, 2015**

SB Winchester

Your Name (please print)

☒ I am in favor  
☐ I object

1701 Drake Ave

Your address(es) affected by this application

Shel B Winchester

Signature

1/17/2015

Date

Daytime Telephone: 512 445-7531

Comments: Minimum off-street parking  
should be required when duplexes  
(in-law apts) are granted.

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**Contact: Steve Sadowsky, 512-974-6454**

**Public Hearing: Historic Landmark Commission, January 26, 2015**

DANIEL GREENBERG

Your Name (please print)

515 LOCKHART DRIVE

Your address(es) affected by this application

*[Signature]*

Signature

JANUARY 21, 2015

Date

Daytime Telephone: 210-535-8974

Comments:

☐ I am in favor  
☒ I object

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**Contact: Steve Sadowsky, 512-974-6454**

**Public Hearing: Historic Landmark Commission, January 26, 2015**

Angela Reed

Your Name (please print)

☒ I am in favor  
☐ I object

1924 Newburg Ave.

Your address(es) affected by this application

Angela Reed

Signature

1-17-15

Date

Daytime Telephone: 512-653-6343

Comments:

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**Contact: Steve Sadowsky, 512-974-6454**

**Public Hearing: Historic Landmark Commission, January 26, 2015**

PASCAL REGIMBEAU

Your Name (please print)

506 E. MARY - 78704

Your address(es) affected by this application

☒ I am in favor

☐ I object

Signature

Date

01-17-15

Daytime Telephone: \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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**Case Number(s):** LHD-2014-0032, 2014-125110-PR

**Contact:** Steve Sadowsky, 512-974-6454

**Public Hearing:** Historic Landmark Commission, January 26, 2015

Jessica Salinas, trustee for Marquita  
Your Name (please print) Kionne Dubach trust

☒ I am in favor  
☐ I object

4108 Avenue H

Your address(es) affected by this application

Jessica Salinas  
Signature

1/17/15  
Date

Comments:

We are in favor of allowing property owners to build as they see fit on their property.

Additionally, we believe in respecting the needs and values of the times we live in, rather than those of a particular moment in history.

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Steve Sadowsky  
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Fax Number: (512) 974-9104

PDRD/CHPO  
JAN 20 2015

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Contact: Steve Sadowsky, 512-974-6454

Public Hearing: Historic Landmark Commission, January 26, 2015

Jessica Salinas, The Montessori  
Your Name (please print) Center

☒ I am in favor  
☐ I object

4108 Avenue H

Your address(es) affected by this application

Jessica Salinas  
Signature

1/20/15  
Date

Comments:

I'm in favor of allowing property  
owners to build on their property as  
they see fit, and as is environmentally  
sound.

I'm against "respecting" a previous time  
in the neighborhood's history more than we  
respect our own time. We're part of history  
too.

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

City of Austin

Planning & Development Review

Steve Sadowsky

P. O. Box 1088

Austin, TX 78767-8810

Fax Number: (512) 974-9104

PDRD/CHPO  
JAN 20 2015



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**Case Number(s):** NRD-2014-1117 2014-000192-PR

**Contact:** Steve Sadowsky, 512-974-6454

**Public Hearing:** January 26, 2015 Historic Landmark Commission

Margaret Keys  
Your Name (*please print*) ☒ I am in favor  
1713 W 11th ☐ I object

Your address(es) affected by this application

Margaret Keys 1/18/15  
Signature Date

Comments:

I support  
this request

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

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Steve Sadowsky

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**Case Number(s):** NRD-2014-0136 2014-131178-PR

**Contact:** Steve Sadowsky, 512-974-6454

**Public Hearing:** January 26, 2015 Historic Landmark Commission

SUZANNE RANDOLPH

Your Name (*please print*)

☒ I am in favor  
☐ I object

1517 MURRAY LANE, Austin 78703

Your address(es) affected by this application

Suzanne Randolph

Signature

1.20.15

Date

Comments:

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Planning and Development Review Department

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P. O. Box 1088

Austin, TX 78767-8810

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**Case Number(s):** NRD-2014-0140 2014-132293-PR

**Contact:** Steve Sadowsky, 512-974-6454

**Public Hearing:** January 26, 2015 Historic Landmark Commission

Glen Schaeffer

Your Name (*please print*)

☐ I am in favor  
☒ I object

54 Ramey Street, Apt. 714

Your address(es) affected by this application

Glen Schaeffer

Signature

11/17/2015

Date

Comments: Relocation of an historic  
landmark should be permitted  
to occur only for absolute  
necessity. Construction of  
another bar, restaurant, hotel  
or other retail establishment  
is not an adequate justification.  
The application should be  
denied.

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

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Planning and Development Review Department

Steve Sadowsky

P. O. Box 1088

Austin, TX 78767-8810

Fax Number: (512) 974-9104

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**Case Number(s): HDP-2014-1083 2014-125291 PR**

**Contact: Steve Sadowsky, 512-974-6454**

**Public Hearing: January 26, 2015, Historic Landmark Commission**

Alisha Cloud

Your Name (*please print*)

1801 Walnut Ave

Your address(es) affected by this application

Alisha Cloud

Signature

Date

Comments: I am against the demolition of  
this house. It has distinct and unique  
characteristics that make it important  
to the architectural history of the  
neighborhood.

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**Case Number(s): HDP-2014-1116, 2014-130959-PR**

**Contact: Steve Sadowsky, 512-974-6454**

**Public Hearing: January 26, 2015, Historic Landmark Commission**

Julith Kenney  
Your Name (*please print*)

1603 Raleigh  
Your address(es) affected by this application

[Signature] 1/15/15  
Signature Date

Comments: Please let them tear out  
the rat infested racoon home.  
It has been a vacant boarded up  
eye sore for 20 years.

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**Case Number(s):** HDP-2014-1141, 2014-128442-PR

**Contact:** Steve Sadowsky, 512-974-6454

**Public Hearing:** January 26, 2015, Historic Landmark Commission

Angel Reed  
Your Name (please print)

1924 Newing Ave 78704  
Your address(es) affected by this application

Angel Reed 1-17-15  
Signature Date

Comments: I hope the owner can find a way  
to integrate the historic home w/add. con-  
struction. This house is highly visible +  
adorned by neighbors, sitting high on a  
bluff above Stacy Park.

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**Case Number(s): HDP-2014-1141, 2014-128442-PR**

**Contact: Steve Sadowsky, 512-974-6454**

**Public Hearing: January 26, 2015, Historic Landmark Commission**

IAN REDDY  
Your Name (*please print*)

1924 NEWNING AVE  
Your address(es) affected by this application

[Signature] 1/17/15  
Signature Date

Comments: \_\_\_\_\_

WORKING w/ CITY  
ON BLUE BONNET  
HILLS HISTORIC  
DISTRICT.

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**Case Number(s): HDP-2014-1152, 2014-136190-PR**

**Contact: Steve Sadowsky, 512-974-6454**

**Public Hearing: January 26, 2015, Historic Landmark Commission**

EILEEN L. YOUNG

Your Name (*please print*)

1209 TRAVIS HEIGHTS BLVD.

Your address(es) affected by this application

Eileen L. Young 1-17-15

Signature

Date

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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Case Number(s): **HDP-2014-1152, 2014-136190-PR**

Contact: **Steve Sadowsky, 512-974-6454**

Public Hearing: **January 26, 2015, Historic Landmark Commission**

**N. THOMAS KOSAREK** **Vickey L Kosarek**  
Your Name (please print) *Vickey Kosarek*

**BIL E. RIVERSIDE DR.**  
Your address(es) affected by this application

*[Signature]* **1.19.15**  
Signature Date

Comments: **WE ARE AGAINST THE  
PROPOSED DEMOLITION. TOO MANY  
HOMES HAVE BEEN REMOVED FROM THIS  
NEIGHBORHOOD & REPLACED W/ UNAPPRO-  
PRIATELY DESIGNED & SCALED HULKS!**

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*We all need to save & preserve our history - this includes older homes if we keep tearing them down we are losing our history*

*NO*



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Contact: Steve Sadowsky, 512-974-6454

Public Hearing: January 26, 2015, Historic Landmark Commission

N. THOMAS KOSAREK

Your Name (please print)

811 E. RIVERSIDE DR.

Your address(es) affected by this application

[Signature]

Signature

1.19.15

Date

Comments: WE ARE AGAINST THE

PROPOSED DEMOLITION. TOO MANY

HOUSES HAVE BEEN REMOVED FROM THIS

NEIGHBORHOOD & REPLACED BY UNAPPRO-

PRIATELY DESIGNED & SCALED HULKS!

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PRRD/CHPO  
JAN 20 2015

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**PDRD/CHPO**

**JAN 20 2015**

Case Number(s): **HDP-2015-0002, 2014-137123-PRO 2015**  
 Contact: **Steve Sadowsky, 512-974-6454**  
 Public Hearing: **January 26, 2015, Historic Landmark Commission**

Deborah Stuart      512 627 2556

Your Name (please print)

3106 Clawson, Austin 78704

Your address(es) affected by this application

Alma Althaus

1-20-14

Signature

Date

Comments: This beautiful rock & stone house should remain a beacon in a neighborhood ravaged

by overdevelopment. Historical issues aside, the developers wish to destroy this house for traffic "flow". If they are allowed to cut through to Aldwyche, putting a turn on "dead man's curve", traffic issues will become public safety issues. This is a very

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

call me as I would be happy to show you in person the impact this street and loss of beautiful history will have on what's left of our neighborhood.



## 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: <http://www.austintexas.gov/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-2015-0002, 2014-137123-PR**

**Contact: Steve Sadowsky, 512-974-6454**

**Public Hearing: January 26, 2015, Historic Landmark Commission**

CAROLYN ASHBY

Your Name (*please print*)

3300 ALDWYCHE DR

Your address(es) affected by this application

Carolyn Ashby

Signature

1-18-15

Date

Comments: *This demolition permit should be delayed so BONA and PSW can meet to discuss a better development plan to avoid destruction of a family neighborhood. The connectivity will be dangerous for the existing neighborhood and the new owners of the houses.*

If you use this form to comment, it may be returned to: *Developed at Lightsey 2,*  
City of Austin

Planning and Development Review Department

Steve Sadowsky

P. O. Box 1088

Austin, TX 78767-8810

Fax Number: (512) 974-9104



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Planning and Development Review Department

Steve Sadowsky

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