

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, Feb 23, 2015

BOB KALER
Your Name (*please print*)

☐ I am in favor
☒ I object

207 E 34TH ST

Your address(es) affected by this application

Bob Kaler
Signature

2-19-15
Date

Comments: PLEASE SEE ATTACHED

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

FEB 19 2015

Planning & Development Review

2-9-15
2-19-15

I object to a Certificate of Appropriateness for the proposed development at 305 E. 34th 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 is 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 4th bedroom.
5. The total parking spaces creates additional traffic that is a cause for concern .
6. There are concerns that the impervious cover required for this density will contribute to down stream flooding on Grooms St.
7. The poor quality development proposed for this site will destroy any hope for the positive redevelopment of the 300 block of E. 34th.

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 Groom's 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 no response to the concerns expressed by the community. The proposed project will destroy the historical context of the Steck house as assuredly as if it were demolished. If that is not enough, the ripple effect of such a disaster will cripple forever the 300 block of E. 34th Street.

Respectfully,

Bob Kaler



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Contact: Steve Sadowsky, 512-974-6454

Public Hearing: Historic Landmark Commission, Feb 23, 2015

Carol Journey
Your Name (*please print*)

207 E 34th St Austin, TX

Your address(es) affected by this application

Carol Journey
Signature

☐ I am in favor
☒ I object

2/18/2015
Date

Comments: The proposed project is a travesty,
showing no respect for the historical nature of the
Steck house or property. The proposal fails in terms of
massing, location and particularly design. Turning the
Steck house into a duplex shows no concern for its
architectural integrity. There are also impervious
cover concerns. Potential flooding downfill due to
development on the property is a major concern. The
number of bedrooms, designated or not, is a concern.
Parking is a concern.

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Fax Number: (512) 974-9104

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NUNLA does not need

another poorly thought out
student complex, especially one
showing such a lack of
respect to the Steck house
and property.

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

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: Historic Landmark Commission, Feb 23, 2015

Cindy Wilkinson
Your Name (please print)

☐ I am in favor
☒ I object

200 EAST 34TH Street
Your address(es) affected by this application

Cindy Wilkinson 2/19/15
Signature Date

Comments: I AM AGAINST THIS project. Mr. JOSEPH HAS OTHER "projects" IN MY NEIGHBORHOOD WHICH APPEAR TO BE CHEAPLY BUILT AND NOT WELL MAINTAINED. I AM CONCERNED ABOUT FLOODING. There HAS BEEN FLOODING AND GROOMS RECENTLY. WHY IS THIS AN APPLICATION FOR BOTH A CERTIFICATE OF APPROPRIATENESS AND A DEMOLITION PERMIT? SHOULDN'T THAT BE TWO DIFFERENT NOTICES? WHY DOESN'T Mr. Joseph DESTROY HIS OWN NEIGHBORHOOD?

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FEB 19 2015

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Contact: Steve Sadowsky, 512-974-6454

Public Hearing: Historic Landmark Commission, Feb 23, 2015

Geoffrey Journey-Kaler
Your Name (please print)

☐ I am in favor
☒ I object

207 East 34th St.

Your address(es) affected by this application

GJK
Signature

2/19/15
Date

Comments: The proposed project is ill conceived. It does not fit with the historic building on the site. It is too large and does not fit with the character of the existing structure. For buildings that ^{would} fit the character of this site, see the recently constructed building across the street from Lee Elementary School on Harris. The ones by the creek. (see attached photo of this project)

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RECIEVED

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Harris Blvd Project

An example of what would be
acceptable on
this site.

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Case Number(s): LHD-2015-0001 PR-2015-008968

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: Historic Landmark Commission, Feb 23, 2015

Gabrielle Sheshunoff

Your Name (please print)

901 W. 9th St. #902

Your address(es) affected by this application

Gabrielle Sheshunoff

Signature

☒ I am in favor
☐ I object

2/18/15

Date

Comments:

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Austin, TX 78767-8810

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Case Number(s): NRD-2015-0014 PR-2015-010120

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: February 23, 2015 Historic Landmark Commission

Edward Jarrett

Your Name (*please print*)

☒ I am in favor
☐ I object

1701 W. 31st St. 78703

Your address(es) affected by this application

EBJ

Signature

2/18/15

Date

Comments: I HAVE REVIEWED THE
PLANS FOR THE REMODEL AND
FIND THEM VERY SUITABLE
AND APPEALING. PLEASE
APPROVE THIS PROJECT

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Steve Sadowsky

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Austin, TX 78767-8810

Fax Number: (512) 974-9104

To: Brykerwoods Neighborhood Association Board
Re: 1708 W 30th St

We would like to express our support of the proposed remodel and second story addition to the home of Graham and Micaelan Davis at 1708 W 30th St. We live across the street and will therefore see their home's exterior facade on a regular basis. We believe the Davises have worked diligently to increase the size of their home (to accommodate their growing family) in a way that is consistent with the home's original character. They are keeping the original structure which we think is wonderful when it is possible and their addition fits with the original design of the home. We are very excited about their project and we urge the Board to not object.

Thank you for your consideration.

Kyle & Alison Mezger
1707 W 30th St.

To Whom it May Concern,

Graham and Micaelan Davis have shown their proposed house plans to me and my wife Katy and we approve of them. We are grateful to have neighbors across the street who really care about the neighborhood and improving their home and their plans seem to reflect this. I feel that their design works well with the feel of the neighborhood and the aesthetic of their house and offers some elegant ideas. We specifically commented on the vertical siding and we liked how it helps break up the rather horizontal nature of their current design. They asked us if we would write this letter expressing our support especially since we are the neighbors directly in front of their house.

Clay and Katy Levit
1713 W. 30th Street

Katie Coleman

3000 Bryker Drive | Austin, Texas 78703 | ~~My email address is [REDACTED]~~ | (512) 773-0394

January 30, 2015

Dear Brykerwoods Neighborhood Association,

I live next door to Graham and Micaelan Davis to the north. As the homeowner that will arguably be most affected by their remodel, I am writing to express my full support for their plans. I was invited to review the plans and provide feedback several weeks ago, which I very much appreciated.

The Davises have had a lot of issues with the existing structure, and from what I understand their options are to either do a substantial remodel or to ultimately tear the house down and start over. I would strongly prefer that they preserve the existing structure, but update it to address longstanding issues and accommodate their growing family. For example, since the house is so old, it was not designed for central air and heating. The house has large HVAC ducts that are exposed on top of the house. You can see these from my back porch and back yard. While I don't particularly mind, it would be nice to have a second story that would conceal these ducts from an aesthetic standpoint, and I'm sure it would also be much more energy efficient in the summer if these ducts were not outside. The architectural style of Graham and Micaelan's existing house is somewhat unique for our neighborhood, which adds character in my opinion. Their remodeling plans preserve the existing style of the house, but update it to make it more modern and functional. I think the redesigned house will be a great addition to the neighborhood.

I understand that many of the homes in Brykerwoods are one-story so there may be concerns about adding a second story. However, Graham and Micaelan's house is at a relatively low elevation due to the downward slope of Bryker Drive between 31st and 30th street. If I look out the windows on the south side of my house (which is one story) I am level with their roof. So, adding a second story will not cause the house to "tower" over mine significantly, which might otherwise be a concern. Instead it will probably balance out the height of the house with mine.

The Davises are great neighbors and wonderful people, and I support making it as easy as possible for them to modify their home so that we can keep them in the neighborhood. Please feel free to call or email me if you have questions or if I can help further.

Katie Coleman

From Lorenzo Sadun at 1706 W. 30th Street:

As an across-the-street neighbor of the Davis's, I have no serious objections to their plans for remodeling their house, and hope that the BWNA will not voice any objections, either.

I can't say that I'm in love with the design. It's not what I would have built. But it's not SUPPOSED to be what I would have built, since I'm not going to live there! It's supposed to meet the Davis's needs, while respecting the eyes of the neighborhood. The Davis's have gone to great lengths to discuss their plans with their neighbors, and to work in good faith to make the remodel (adding to a base that's already in a very different style from the rest of the neighborhood, on a very odd lot) as harmonious as reasonably possible.

When it's done, will I look in awe at the masterpiece across the street? Probably not. But I won't spend the next decade complaining about the eyesore, either (unlike certain other local houses that I could name). It will be a perfectly acceptable house to live across the street from.

And that's good enough for me. In my opinion, the neighborly thing to do is to thank the Davis's for working with the neighborhood to optimize their design, and to let them get on with their project.

Follow up:

Dear Micaelan,

Just to be clear, my letter really should be taken at face value. It should NOT be read as an attempt to say "I hate this design but it's none of my business", or "I hate it but the Davis' are nice people, so please let them get away with it" a little more diplomatically.

It's true that I've got mixed feelings about the design. It's not to MY taste, but that doesn't mean it isn't tasteful. I think you've done a great job of optimizing it, and that nobody can reasonably ask you to do more. I doubt if viewing the exterior each day will affect me much, one way or the other. .

The main purpose of your house is to be a comfortable place for YOU to live. The secondary purpose is to be an expression of your own artistic taste, adding that taste to the neighborhood's character. Diversity (with respect: no in-your-face monstrosities, please!) is a good thing, and is a sign of a community that's alive. As much as I love the design of our own home, I'd hate to live in a neighborhood where all the remodels had to look like ours.

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Case Number(s): HDP-2014-1147 PR-2014-133471

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: February 23, 2015 Historic Landmark Commission

CAROL HOUGAARD

Your Name (*please print*)

☐ I am in favor
☒ I object

1801 VISTA LANE

Your address(es) affected by this application

Carol D. Hougaard

2/16/15

Signature

Date

Comments: PLEASE SEE ATTACHED LETTER.

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City of Austin
Planning and Development Review Department
Steve Sadowsky
PO Box 1088
Austin, Tx 78767-8810

REF: Historic Case Number: HDP-2014-1147
Review Case Number: PR-2014-133471

Carol Hougaard
PO Box 5423
Austin, TX 78763

February 16, 2015

Dear Mr. Sadowsky,

I have lived at 1801 Vista Lane since 1980 and strongly object to the demolition of the property located at 1708 Vista Lane.

It deeply saddens me, and many of my neighbors, to have yet another beautiful home that we consider to be an integral part of the historic fabric of our lovely neighborhood destroyed. The destruction of this home will further aid the ongoing erasure of the charm that once characterized the Tarrytown area of Austin.

In addition, I object to the disruption of peace that yet another major building project will bring to our quiet street. This is the 5th such project in our immediate area. Often, the demolition and construction of a new house can take up to a year or more to fully complete. During that time, the surrounding residents are subjected to excessive noise, pollution, dirt and mud, along with increased vehicle traffic and parking problems. Meanwhile the owners of the project avoid any discomfort to themselves by living elsewhere while we are left to suffer.

I realize that my humble opinion will not stop these over ambitious wealthy trophy house seekers who continue to destroy the integrity of our neighborhood. However, I do thank you for giving me an opportunity to express my heartfelt concerns.

Sincerely,
Carol Hougaard

Carol R. Hougaard

PS The owners of 1708 Vista Lane should consider leaving the façade and original house as it is and rebuild the awkward back addition .

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Case Number(s): HDP-2015-0024 PR-2015-002852

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: February 23, 2015 Historic Landmark Commission

ROBERT W RAI FORD JR

Your Name (please print)

☒ I am in favor
☐ I object

2011 SL DAVIS AVENUE 78702-2218

Your address(es) affected by this application

[Signature]
Signature

2/17/2015
Date

Comments: It is my understanding that the home
itself originates from the former Wheelville
neighborhood. While its condition may not be
good for relocation, I hope all attempts to
document the history of the home are
taken before demolition

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

City of Austin

Planning and Development Review Department

Steve Sadowsky

P. O. Box 1088

Austin, TX 78767-8810

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.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-2015-0058 PR-2015-007275

Contact: Steve Sadowsky, 512-974-6454

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Darin Hensley
Your Name (*please print*)

☐ I am in favor
☒ I object

502 Elmwood Apt 102
Your address(es) affected by this application

[Signature]
Signature

Feb 16, 2015
Date

Comments: _____

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

City of Austin

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