

July 26, 2015

1904 E. 17th St.
HDP-2015-0401

Historic Landmark Commission:

Two of the main goals of the Chestnut Neighborhood Plan are to “Reinforce the historic and cultural character of Chestnut by identifying and designating landmarks” and to “Promote the rehabilitation of existing housing and new infill housing compatible with the old style of the Chestnut neighborhood.”

In the pursuit of these goals and after reviewing the documentation of this case The Chestnut NPCT believes the residential biographies and architecture of this home are sufficiently significant to be considered for historic zoning and recommends that the HLC initiate an historic zoning case.

Our diverse NPCT of over 75 neighborhood stakeholders voted to support initiating historic zoning for this home to preserve its architectural and biographical contributions to our neighborhood’s history.

Our NPCT has a long track record of finding ways to uphold our neighborhood plan while working with developers and home owners to find creative and productive solutions that enhance the fabric of our neighborhood while preserving its character and we think this is the best way to accomplish this goal for this home.

Sincerely,

Cavan Merski

Chairman, Chestnut NPCT

From:
To:
Cc:
Subject: 612 and 614 Blanco
Date: Sunday, July 26, 2015 11:32:08 PM

Steve,

Our house is at 608 Baylor Street and an Austin landmark in the Old West Austin historic district. We are one block from the properties at 612 and 614 Blanco Street which are on your agenda this week (item A6) for an exemption from some of the LHD compatibility standards. The exemption will correct some language in the LHD about the front setback which would make the development compatible with the other houses along Blanco.

We are very much in support of granting the exemption. The proposed development has been vetted with the neighborhood, neighbors and the neighborhood plan and was unanimously approved by the Zoning and Steering Committees as well as by the OWANA general membership. The land has sat vacant for the 15 years we have lived at our house, and it is high time and the right plan to see the development of the land proceed. It will enhance the neighborhood and support densification of the inner city in a sensitive, compatible and nice way.

Please feel free to contact us if you have any questions.

Thank you.

Tyson

Contact info:

Tyson and Nicole Tuttle
608 Baylor Street
Austin, TX 78703
512-698-0310 mobile (Tyson)

Tyson Tuttle
CEO, Silicon Labs
400 West Cesar Chavez Street
Austin, TX 78701

From:
To:
Cc:
Subject: Backup Material for 901 Dawson Road HDP-2015-0369
Date: Monday, July 27, 2015 12:02:59 AM
Attachments: [Bouldin Assessment \(1\).doc](#)

Hello Steve, Beth, and Kalan,

The Bouldin Creek Neighborhood Association has a contract with a professional architectural historian to survey all structures within the Bouldin Creek Neighborhood's planning area for their eligibility as contributing structures in possible Local Historic District application(s).

Attached is information from this professional consultant specific to the 901 Dawson structure (Case number HDP-2015-0369, Item 3 on the agenda for Monday July 27 Historic Landmark Commission meeting)

As this is new information about the structure, please include it in the backup materials for Historic Landmark Commission members' packets so that they can review and consider this information when hearing this case.

Please contact me with any questions about this information or the credentials of its source.

Many thanks for your assistance and best regards,

Cory Walton
Vice President, Bouldin Creek Neighborhood Association
512-762-3188

Preservation Central, Inc.

823 Harris Avenue
Austin, Texas 78705-2519
(512) 478-0898



Historic Preservation Consulting:

National Register Nominations · Preservation Planning · Cultural Resource Surveys · Preservation Education

July 8, 2015

Cory Walton
1701 Bouldin Avenue
Austin, Texas 78704

Dear Cory,

Thank you for asking me to comment on the relative significance of the house at 901 Dawson in the Bouldin Creek neighborhood. As you know, I recently concluded a survey of historic properties in the Bouldin Creek area to determine if there are potential historic districts within its boundaries. At that time, I assessed the house in question and determined that it would be a contributing resource in a potential district.

After visiting the site again and spending more time at the house and its surroundings, as well as learning the connection with Nick Dawson, one of the more distinctive builders in Austin from the late 19th century to the early 20th century, I came to the conclusion that the house not only contributes to the potential historic district but is also a candidate for individual Austin Landmark status. Furthermore, I believe it may be eligible for listing in the National Register of Historic Places as an excellent example of early 20th century vernacular architecture and for its association with the Nick Dawson family of designers and builders in Austin during that period.

In addition, the house may have been designed and built by one of Mr. Dawson's sisters, making it a rare example of architecture in Austin attributed to a woman in an era when few, if any, women were employed in the building trades. Mr. Dawson's name is associated with the house but his sisters were known to have designed buildings and oversee their construction for their brother. One of his sisters, Ruth, lived in the house once it was completed. Since we have so few historic buildings associated with female architects in Austin, this might be an avenue for further investigation as a potential Landmark as a rare woman-directed construction in the city.

It has recently come to my attention that the house is in danger of being demolished for new construction. In my opinion, this would be a huge mistake both for the loss of a neighborhood landmark and to the city of Austin, whose historic fabric continues to be whittled away with alarming speed. Preserving this house is also crucial to the future of Bouldin Creek's efforts to protect its ambiance by establishing one or more historic districts. The house at 901 Dawson Avenue would certainly be a contributing feature in such a district; it dates to the historic period and remains remarkably intact from its original construction in 1925. It is a large and charming example of the eclectic historic architecture of our city at that time. Based on a bungalow plan and displaying many characteristics of the Craftsman aesthetic, the substantial stone house with steeply-pitched gable dormers and flagstone siding conveys a strong sense of its historic nature that should be preserved for future generations of Austinites.

This house occupies a large corner lot in the Bouldin Creek neighborhood. Its replacement by a new, modern house would have a deleterious effect on the historic character of the surrounding community. This has happened throughout the Bouldin community in recent years. So-called "Metro" houses detract from the existing historic character and jeopardize the area's eligibility to establish historic districts.

In summary, the house at 901 Dawson is already a landmark in the Bouldin Creek neighborhood by virtue of its age, architecture, and historic associations with Nick Dawson and his family. It would be a contributing element in any potential historic district and may be eligible for listing in the National Register of Historic Places. It possesses the seven aspects of integrity for listing: integrity of design, materials, workmanship, feeling, location, setting and association. Obviously a brand new building on the site cannot contribute to the overall character of a historic district. In fact, it undermines the neighbors' ability to establish such a district.

If you have any questions about my assessment, please contact me at Preservation Central, Inc. at (512) 478-0898.

Sincerely,

Terri Myers, Historian
Preservation Central, Inc.

enclosures

Terri Myers, Preservation Consultant.,

From:
To:
Cc:
Subject: Castle Hill Historic District C14H-2010-0006
Date: Monday, July 27, 2015 12:05:48 PM

To: Members of the Historic Landmark Commission

From: Albert Percival and Chuck Hughes – 705 Baylor, Austin, Texas 78703

Date: July 26, 2015

Steve and Kalan,

As a resident of the Castle Hill Historic District I would like to urge you to support the language being proposed to exempt the properties at 614 and 612 Blanco Street from Compatibility Standards as stated in item A6 of your agenda.

As a long time neighbor (since 1990) I strongly support this project and want very much to see it built as designed. The architectural firm of Clayton Little closely followed our design standards and is proposing a beautiful project which will enhance my neighborhood.

My neighbors and I have had to deal with several developers in the past who have proposed large projects, totally out-of-character with our neighborhood and the Castle Hill Historic Design Standards. Now we finally have a project that is well liked and well designed and we would like to see it completed as is.

Thanks for all your work on this and other similar issues. Your work helps make Austin a better place to live.

Albert

Albert Percival
Senior Securities, Finance and Governance Counsel
Whole Foods Market Central Office
550 Bowie Street
Austin, TX 78703
(512) 542-0676 Office
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From:
To:
Subject: Castle Hill LHD Amendment
Date: Saturday, July 25, 2015 5:56:22 PM

Hi there,

I am a resident of the Castle Hill Historic District and wish to urge you to support the language being proposed to exempt the properties at 612 and 614 Blanco Street from Compatibility Standards as stated in item A6 of your agenda.

I am a 10-plus year neighbor who very much desires that property to be developed as proposed. The owner of the property and his architectural firm worked closely with the neighbors, the neighborhood association, and the neighborhood plan. This project as designed is something I, and all of the neighbors of my acquaintance desire. We all feel it will be an asset and enhance our little corner of Austin. Having seen a number of completely unacceptable, overly dense, and out-of-character projects I (we) very much want this project which was unanimously approved by the Zoning and Steering Committees as well as by OWANA's general membership.

I, along with some other neighbors, actually worked on the LHD design standards which have the conflicting language. That our mistake could derail a project so many find not only acceptable but actually very desirable would be a tragedy in my opinion.

Thank you,

Janice Burckhardt
1111 W. 7th Street
Austin, TX 78703

JANICE BURCKHARDT •

July 26, 2015

1301 Cedar Ave.
HDP-2015-0415

1602 Chestnut Ave.
HDP-2015-0549

1703 Walnut Ave.
HDP-2015-0548

Historic Landmark Commission:

After voting on the merits of these homes as potential Historic Landmarks the Chestnut NPCT supports the release of their demolition permits.

Our NPCT has a long track record of finding ways to uphold our neighborhood plan while working with developers and home owners to find creative and productive solutions that enhance the fabric of our neighborhood while preserving its character and we think this is the best way to accomplish this goal.

Sincerely,

Cavan Merski

Chairman, Chestnut NPCT

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-2015-0508 PR-2015-070216**

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: July 27, 2015 Historic Landmark Commission

Sara R Zamarripa
Your Name (please print)

1105 Willow St

Your address(es) affected by this application

Small 3
Signature

Date

7/27/2015

☒ I am in favor
☐ I object

Comments: Please make sure the old wood
in house is not sent to land fill.
Unreplacable. Places like this old wood
will take it away.

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

City of Austin
Planning and Zoning Department

Steve Sadowsky

P. O. Box 1088

Austin, TX 78767-8810

Fax Number: (512) 974-9104