

## PUBLIC HEARING INFORMATION

This request for a change to the Compatibility Standards in the Design Standards for the Castle Hill Historic District will be reviewed and acted upon at three public hearings: before the Historic Landmark Commission, the Land Use Commission and the City Council. 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.

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During its public hearing, the City Council may grant or deny a request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

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**Case Number: C14H-2010-0006**

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

**Public Hearing: Historic Landmark Commission, Aug 24, 2015;**

**Planning Commission, Aug 25, 2015; City Council, Sept 10, 2015**

EDWIN R. JORDAN

Your Name (please print)

1112 W. 7th St.

Your address(es) affected by this application

*Edwin R. Jordan*

Signature

08/17/15

Date

Daytime Telephone: 512 472 2931

Comments: I am in favor!

<input checked="" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

If you use this form to comment, it may be returned to:  
City of Austin  
Planning & Zoning Department  
Steve Sadowsky  
P. O. Box 1088  
Austin, TX 78767-8810

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**Case Number: C14H-2015-0008**

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

**Public Hearing: Historic Landmark Commission, August 24, 2015**

Ivan and Kitty Page

Your Name (please print)

I am in favor  
 I object

1133 1/2 Poquito

Your address(es) affected by this application

Signature

Date

Daytime Telephone: 512-663-12

Comments:

We do not believe designating this property as a historic landmark is needed or warranted.

We strongly object!!

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**Case Number: C14H-2015-0008**

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

**Public Hearing: Historic Landmark Commission, August 24, 2015**

DEAN F. MILLER

Your Name (please print)

I am in favor  
 I object

1132 NORTHWESTERN

Your address(es) affected by this application



Signature

8-13-15  
Date

Daytime Telephone:

512-350-3253 cell

Comments:

ABOVE IS PROPERTY ADDRESS NOT MAILING.

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**Case Number(s): NRD-2015-0070 PR-2015-082150**

**Contact:** Beth Johnson, 512-974-7801

**Public Hearing:** August 24, 2015, Historic Landmark Commission

Candace & John Volz

Your Name (please print)

I am in favor  
 I object

1706 Preston Ave.

Your address(es) affected by this application

Candace M. Volz

Signature

8-17-15

Date

Comments: We are very opposed to this demolition & new construction. Pemberton is a N.R.D. & the loss of the pristine 1930's cottage exacerbates the erosion of our historic streetscape. This developer doesn't live in our neighborhood or care about its history. His project is about making money from demolishing the little house @ 1311 Westover Rd. His efforts will produce an over-scaled, non-historic detriment to the value of our property. Please just say no to his request.

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

City of Austin

Planning and Zoning Department

Beth Johnson

P. O. Box 1088

Austin, TX 78767-8810

Fax Number: (512) 974-9104

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**Case Number(s):** NRD-2015-0070 PR-2015-082150

**Contact:** Beth Johnson, 512-974-7801

**Public Hearing:** August 24, 2015, Historic Landmark Commission

Camdace Veltz

Your Name (please print)

I am in favor  
 I object

1406 Preston Ave.

Your address(es) affected by this application

Camdace M. Veltz

Signature

8-16-15

Date

Comments: We are concerned that the City does not monitor builder/developers <sup>adhering to</sup> the McManis ordinance. We will need to monitor the 1311 construction ourselves. In the early 1990s 1309 Westover was over-expanded. The rain run-off from that maxed-out lot flowed into our back yard, rusting out our back fireplace liner. We had to rebuild it, then hired a contractor w/ bobcat to re-contour our back yard & create French drains to carry the run-off around rather than through our house. With that experience, we will not hesitate to build

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a berm across our back property line to block over-built construction related run-off from 1311 Westover, forcing it back onto the 1311 property. The lots in our neighborhood are small; we live in close proximity to one another & must respect our neighbors' privacy & property. This developer is building & leaving - he doesn't care.

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**Case Number(s): NRD-2015-0079 PR-2015-091429**

**Contact:** Beth Johnson, 512-974-7801

**Public Hearing:** August 24, 2015, Historic Landmark Commission

Martinez Family Living Trust  
Your Name (please print) Steve Martinez, Trustee  I am in favor  
 I object

2520 Jercutt Ave.  
Your address(es) affected by this application

[Signature] Signature 8/15/15 Date

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

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**Case Number(s): NRD-2015-0079 PR-2015-091429**

**Contact:** Beth Johnson, 512-974-7801

**Public Hearing:** August 24, 2015, Historic Landmark Commission

John R Butle

Your Name (*please print*)

I am in favor  
 I object

2535 Jerratt Ave

Your address(es) affected by this application

John R Butle  
Signature

8/17/15  
Date

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

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**Case Number(s): HDP-2015-0625 PR-2015-076203**

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

**Public Hearing:** August 24, 2015, Historic Landmark Commission

Petra Rogers

Your Name (*please print*)

I am in favor  
 I object

910 Christopher

Your address(es) affected by this application

Petra Rogers

Signature

8.13.15

Date

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

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**Case Number(s): HDP-2015-0625 PR-2015-076203**

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

809 Bouldin Ave.

**Public Hearing:** August 24, 2015, Historic Landmark Commission

James Richards

Your Name (please print)

I am in favor  
 I object

909 Ramona St. Austin TX 78704

Your address(es) affected by this application

M. F.

8/18/15

Signature

Date

Comments:

I am in favor of  
the application for a demolition  
permit. New construction  
provides opportunity for  
building materials that  
save energy and use less  
utilities. It's good for our town.

Please approve the demo permit. Thank you!

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**Case Number(s): HDP-2015-0686 PR-2015-087092**

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

**Public Hearing:** August 24, 2015, Historic Landmark Commission

Margan Ellis  
Your Name (please print)

I am in favor  
 I object

1502 Pennsylvania Ave.  
Your address(es) affected by this application

Margan Ellis  
Signature

8/11/15  
Date

Comments: The property owners should work closely with the neighborhood association to ensure that the new structure is compatible with existing houses in the historic single-family core of Central East Austin. It's my hope that this owner stays true to the historic use and zoning in our neighborhood. My support of demolition should not be misconstrued as carte blanche for future development

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

**Public Hearing:** August 24, 2015, Historic Landmark Commission

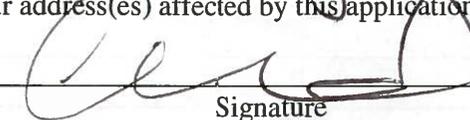
Christy Cleveland - Homeowner

Your Name (please print)

<input checked="" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

1504 Pennsylvania Ave.

Your address(es) affected by this application



Signature

8/13/15

Date

Comments:

There are a lot of  
drug deals @ the gas  
station behind this  
property. Hopefully new  
construction will help

If you use this form to comment, it may be returned to: decrease  
City of Austin  
Planning and Zoning Department  
Steve Sadowky  
P. O. Box 1088  
Austin, TX 78767-8810

illegal and  
shady  
behaviors.

please demolish  
build more on 3rd near 12th st.

## 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/planning>.

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-2015-0686 PR-2015-087092**

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

**Public Hearing:** August 24, 2015, Historic Landmark Commission

Nick Moore & Stephanie Wright

Your Name (please print)

1563 New York Ave 78702

Your address(es) affected by this application

*[Signature]*

Signature

8/14/15

Date

<input checked="" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

City of Austin  
Planning and Zoning Department  
Steve Sadowky  
P. O. Box 1088  
Austin, TX 78767-8810

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**Case Number(s): HDP-2015-0686 PR-2015-087092**

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

**Public Hearing:** August 24, 2015, Historic Landmark Commission

**Billy Hunter**

Your Name (*please print*)

**1601 E. 12th St.**

Your address(es) affected by this application

**B. Hunter**

Signature

I am in favor  
 I object

**8-18-15**

Date

Comments:

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

City of Austin  
Planning and Zoning Department  
Steve Sadowky  
P. O. Box 1088  
Austin, TX 78767-8810

**From:** [Sadowsky, Steve](#)  
**To:** [Contreras, Kalan](#)  
**Subject:** FW: Case Number C14H-2015 -0008  
**Date:** Monday, August 17, 2015 10:56:05 AM

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Steve Sadowsky  
Historic Preservation Officer  
City of Austin, Texas  
974-6454

-----Original Message-----

From: Lawrence D. Pierce  
Sent: Monday, August 17, 2015 10:55 AM  
To: Sadowsky, Steve  
Subject: Case Number C14H-2015 -0008

From Lawrence D. Pierce, Public Advocate

To Steve Sadowsky

RE: Public hearing: Historic Landmark Commission, August 24, 2015

1166 Poquito St.  
Austin, Texas, 78702-2240  
512-203-5595

I have reviewed the photos of the Rosewood Courts, and accept them as shown, it will be a truly beautiful addition to the East Austin area.

I am in Favor of the project

Thank You  
Lawrence D. Pierce, Public Advocate  
Concern Citizens of Austin

"Fairness is our Goal"

# Fax

Name: Richard Anton  
Company: Law Office of Richard H. Anton, A P.C.  
Voice Number: 343-0112  
Fax Number: 343-8410  
PO Box 26797  
Austin, TX 78755-0797

---

Date: Thursday, August 20, 2015

Total Pages: 3

Subject: NRD-2015-0079

Name: Beth Johnson

Company: City of Austin Planning & Zoning Dept.

Voice Number:

Fax Number: (512) 9749104

Note: See attached letter

**Law Office of  
RICHARD H. ANTON  
A Professional Corporation**

Board Certified -  
Civil Trial Law  
Consumer and Commercial Law  
Texas Board of Legal Specialization

3636 Executive Center Drive, Suite 207  
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Austin, TX. 78755-0797  
(512) 343-0112  
Telecopier (512) 343-8410

August 20, 2015

Beth Johnson  
COA Planning & Zoning Dept.  
PO Box 1088  
Austin, TX 78767-8810

*Via Fax to 512-974-9104*

Re: *John & Lynn Burks v. COA; NRD - 2015-0079/Rev# PR-2015-091429*

Dear Ms. Johnson:

I represent John and Lynn Burks who reside at 2519 Hartford Road, immediately adjacent to the property that is the subject of the above cases for potential demolition. Please direct any further communications regarding this application to me on the Burks' behalf.

This case is set for a hearing on **at 7:00 p.m. on Monday, August 24, 2015** before the Historic Landmark Commission on the application of Hector Avila for a demolition permit. I intend to appear on behalf of my clients at that hearing primarily to request a postponement to give me an opportunity to investigate the background of this application and to obtain more information. My clients received notice of this hearing on August 15, 2015, less than two weeks before it. From what they know about the subject property, they have numerous questions and concerns that they want the commission to address.

A primary question my clients have concerns the applicant Hector Avila. To the best of my clients' knowledge, Mr. Avila does not own the subject property, unless he has acquired it very recently. The current owner is Bryan Balfour, and he has recently and repeatedly indicated that he intended to remodel the property, either to occupy himself or to lease out to third parties. Furthermore he has through the past 3 years that he has owned the property performed extensive work on the house, including gutting the interior but not finishing whatever he wanted to do. As recently as two months ago, Mr. Balfour said he was still undecided as to his course of action, but he has never suggested or indicated to my clients that he intended to sell it or to demolish it. This notice and application comprise a significant change in his position that my clients need to investigate.

In addition to its location within a historic district, this house has an interesting history in its chain of ownership. Although none of the previous owners had a significant profile, they all made some contributions to Austin and the State of Texas in modest ways. The original owner who built the house was Thomas Collier, who was prominent in highway engineering for many years. He sold it to Dr. Cora Martin who held some position as a Dean at the University of Texas, possibly Dean of Women. Dr. Martin sold the house to Dr. Margaret Eppright, who was a Dean in the Department of Home Economics at the University of Texas. Bryan Balfour purchased the home from Dr. Eppright's estate.

Regardless of any historical significance of the house, my clients are concerned about the disruption of the area during the demolition and re-building, as well as the ultimate goal after the house is demolished. Their property as well as the subject property are subject to certain deed restrictions as to setbacks and other limitations that they want to protect from possible violators. Mr. Burks actually occupied his home as a young child beginning in 1942 and re-occupied it as his home around 1995 after his parents died; therefore, he is especially interested in preserving the nature of this community. Not having any idea of what the ultimate goal might be after the demolition, if allowed, is most unsettling

Beth Johnson  
August 20, 2015

Page 2

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to my clients.

I am available on Friday at various times to talk to you about this case, if you would be willing to call me. Otherwise I shall probably see you at the hearing on Monday evening..

Yours truly,

*Richard H. Anton*

Richard H. Anton

RHA/

cc: John & Lynn Burks

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*Executive Director*

---

August 20, 2015

Historic Landmark Commission  
City of Austin  
P.O. Box 1088, Austin, Texas 78767  
Via Email

Re: Rainey House, 3941 Balcones

Dear Historic Landmark Commission members,

Preservation Austin is honored to have the opportunity to support the Landmark designation of the Rainey House, 3941 Balcones, an excellent example of a Mid-Century home designed by noted architect, B.D. "Pat" Riley in 1957 for the family of pathologist Dr. J.R. Rainey. This property was recently on the market and was considered as a teardown in this highly desired Highland Park/ West Balcones neighborhood.

The Rainey House stands out as an excellent example of Modernism in this neighborhood. The home retains a very high degree of architectural integrity and is over 50 years old. It meets the criteria for Landmark designation for Architecture and Historical Associations. The current and most recent owners of the home are seeking landmark designation to provide long-term protection and they have a true understanding and commitment for preserving and saving significant Recent Past architecture and are proud to be stewards of this significant Mid-Century home.

We respectfully request the Historic Landmark Commission recommend landmark designation for the Rainey House.

Very sincerely,

Shelly Hemingson, President  
Preservation Austin