

From: [Sadowsky, Steve](#)
To: [Contreras, Kalan](#)
Subject: FW: 1603 demo objection
Date: Monday, March 28, 2016 11:15:44 AM

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

From: Sara Pedrosa
Sent: Monday, March 28, 2016 8:54 AM
To: Sadowsky, Steve
Cc: Edie Cassell
Subject: Fwd: 1603 demo objection

Dear Mr. Sadowsky,

I am writing this morning to reiterate my opposition to the demolition of the home at 1603 Willow St. I feel strongly that this home reflects elements of Austin's cultural, social, economic, political, and architectural history. In particular, this home is a wonderful example of the cultural, social, economic, political, and architectural history of East Austin and the East Cesar Chavez Neighborhood. I am unconvinced that the demolition of the home is the only cost effective option for the current owner, and firmly believe that the home should be entirely or partially rehabilitated.

As you know, finding examples of homes that merit rehabilitation in East Austin is challenging due to the complications of Austin's systematic geographic racial and ethnic segregation. I firmly believe that homes Mr. Trevino's, that are in a condition that merit saving, should be saved. Furthermore, I hope that the current owner will take more active measures to prevent degradation of the home by securing and maintaining this lovely property.

Thank you,
Sara Pedrosa

----- Forwarded message -----

From: **Sara Pedrosa**
Date: Mon, Nov 16, 2015 at 8:22 AM
Subject: 1603 demo objection
To: "steve.sadowsky@austintexas.gov" <steve.sadowsky@austintexas.gov>

From: [Sadowsky, Steve](#)
To: [Contreras, Kalan](#)
Subject: FW: Demolition application - 107 E 31st - Case HDP-2016-0086 - with comment form attached
Date: Monday, March 28, 2016 11:17:05 AM
Attachments: [Oppose demo 107E 31st.pdf](#)

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

From: Carol Roark
Sent: Friday, March 25, 2016 4:43 PM
To: Sadowsky, Steve
Subject: Demolition application - 107 E 31st - Case HDP-2016-0086 - with comment form attached

Dear Mr. Sadowsky:

Please find attached a copy of the original official comment form that I mailed to you today via USPS Express Mail. I have been out of the country and have just now seen information about the demolition permit application for 107 East 31st Street. I wish to go on record as opposing the issuance of a demolition permit for this house.

Our family has owned the duplex (two, one-bedroom units) at 301 Moore Blvd. for over 40 years, and I now own it. We do not want to see any more demolition of the older residential structures in our neighborhood.

With thanks for the Historic Landmark Commission's consideration,

Carol Roark
817-721-5839

From:
To:

Cc:
Subject: HDP-2016-0146 : 1603 Willow
Date: Monday, March 28, 2016 9:49:58 AM

Dear Commissioners and City Staff,

I write to you as a concerned neighbor and Chair of Historic Preservation for the East Cesar Chavez (ECC) Neighborhood Contact Team.

Following the initial (2015) HLC hearing on the request for demolition of the property at 1603 Willow, the current property owner - Jeff Blatt - attended the November 2015 ECC Landuse Committee meeting to discuss his request. Following that meeting, I shared with him the details of the neighborhood's policy for supporting a demolition request (please, see below). The ECC demolition review process requires the assessment of the home's viability for restoration or scalable preservation via an approved third party. The rational behind the third party assessment, is to mitigate bias in the homes feasibility. Over the years, our neighborhood has come to rely on volunteers from Preservation Austin for this service. In our experience Preservation Austin volunteers have not only the unique expertise required for a reliable assessment, but they deliver it honestly, with an appreciation for economics: recommending scalable preservation or even release of the demolition permit more often than restoration.

At the time of the November meeting, Mr. Blatt expressed an interest in exploring the preservation of the property. At his request, in early December 2015, I provided contact information for various contractors who specialize in preservation work as well as contact information for a Preservation Austin volunteer willing to assess the property for any viable options.

I understand that Mr. Blatt has yet to contact the Preservation Austin volunteer, nor has he submitted any of the information required for planning team consideration of his request. As such, the team can not consider his request for demolition - at this juncture - lacking sufficient information to deliberate.

Speaking for myself, in more than ten years of working with the preservation community, I have yet to come across Billingsley House Moving Inc (as cited in the supporting documentation that the City Preservation Office has submitted with their opinion). I would have considerably reservations about making any decision based on this business's assessment without knowing their credentials to assess viable options for scalable preservation. As City Staff and neighbors have previously testified, this is a unique home that is valued by the community and recognized on City surveys as a historic. It's complete destruction requires informed and weighted consideration.

According to Mr. Blatt's communications with neighbors, it is my understanding that one of the main barriers to restoration presenting as a viable option is the cost of bringing the building up to Austin Energy efficiency codes. I know this has presented as an obstacle in the past. (This can be a uniquely frustrating situation as the architecture of homes from this period keeps them cooler without use of electricity,

making insulation and energy use concerns less relevant. In my own 1910 home we rarely have to resort to the AC.) If this is indeed the case, I would urge the City to assist the homeowner by reconsidering any costly standards that may prevent the home's salvation.

Thank you for your consideration of this case. Until the City commits to a more comprehensive approach to preservation, we rely on you to keep the historic and cultural fabric of our communities in place.

Best regards,

Amy Thompson
1402 E. 2nd St.
512-659-7666

East Cesar Chavez Neighborhood Planning Team Demolition Permit Review Process

As a City recognized planning team, ECCNPT may hold a vote to support or oppose the demolition of a property within its jurisdiction. The team may then share this position with City staff, Commissions, and/or Council. In order for the team to vote on whether to support or oppose a demolition permit, the permit request must be reviewed through the following process.

Trigger: The ECCNPT Demolition Permit Review Process is initiated by the request of a property owner, effected neighbor, or the Land Use Committee. If you are interested in initiating the review process for a property in the ECCNPT's jurisdiction, contact your ECCNPT sector representative and/or the ECCNPT's Land Use Committee. See the [Leadership Teams Contact](#) page.

Process: A request for review is referred to the the [Land Use and Design Committee](#) and the [Historic Preservation Subcommittee](#). The Committees, in turn, request and consider the following information in their review of a property under consideration for demolition:

- A professional assessment of the state of the structure and estimated cost of required repairs, prepared by an independent contractor, and/ or an assessment of the state of the structure by an appointee of Preservation Austin's Preservation Committee;
- Photographs of the property (interior and exterior) in its current state;
- Plans for the development of the property; and
- Any documentation or testimony related to the significance of the property to the neighborhood's history or culture.

The Historic Preservation and Land Use Committees presents its findings to the general membership, if a vote is required to support or oppose a permit request. A vote on whether to support a demolition request follows standard ECCNPT procedures and protocols.

General Guidelines for the Team's Deliberation:

The Team will not actively endorse the demolition of a structure for which there is no development

plan.

The Team will consider the potential contribution of the structure to any proposed Local Historic Districts.*

***The house on 1603 Willow was assessed as a contributing structure in ECC's COA funded survey to develop a local historic district. Application under development.**

PUBLIC HEARING INFORMATION

ough 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.

g a public hearing, the board or commission may postpone or reschedule 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.

ard 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 may appeal the decision. The body holding a public hearing on an appeal shall determine whether a person has standing to appeal the decision.

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;

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.

An appeal of a decision must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be obtained from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: 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-2015-1006 PR-2015-125872

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: November 16, 2015 Historic Landmark Commission

SARA PEDROSA

Your Name (please print)

☐ I am in favor
☒ I object

1608 WILLOW ST.

Your address(es) affected by this application

Sara Pedrosa

Signature

Nov 12, 2015
Date

Comments:

I think this home has
historical value and its
condition should be
investigated for potential
rehabilitation.

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

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/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-2016-0086 PR-2016-012936

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: March 28, 2016 Historic Landmark Commission

Carol Roark
Your Name (please print) *I am the owner*

301 Moore Blvd.
Your address(es) affected by this application

☐ I am in favor
☒ I object

Carol Roark
Signature

March 24, 2016
Date

Comments: Austin's rapid growth over the past decades has put pressure on the city's older residential structures. A large part of Austin's charm and culture is due to these older neighborhoods. To destroy them piece by piece destroys what makes Austin. Each of these small houses - while they may not be "landmarks" in and of themselves - together make up a neighborhood. Do not allow another step

If you use this form to comment, it may be returned to: in the
City of Austin destruction of
Planning & Zoning Department this neighborhood.
Steve Sadowsky
P. O. Box 1088
Austin, TX 78767-8810
A good portion of it - to the north and east - is still intact. Every incremental demolition chips away the vitality of this neighborhood. Carol Roark