

To the Historic Landmark Commission:

My name is Brett Davis, an Urban Studies graduate of UT and a resident of West Campus. I am unable to attend today's meeting in full, but I wish to leave you some personal remarks regarding your vote on applications for demolition of 702 W. 21st St., 2102 Rio Grande St., and 2100 Rio Grande St.

These unique homes represent an invaluable addition to this community, one that would be permanently lost upon their demolition and replacement by a high-rise. This street — and these houses — are a beacon of neighborliness and Austin hospitality. Neighborhood residents know each other by name, borrow kitchen supplies, and spend time on one another's porches. This fact, paired with the historic value of these century-old homes, should cause you to vote against the demolition applications.

Thank you for considering my view, and placing community and history before profit.

Brett Davis

28 March 2016

1966

2100 Rio Grande

(1917)

2102 Rio Grande



1966

Austin History Center

2100 Rio Grande

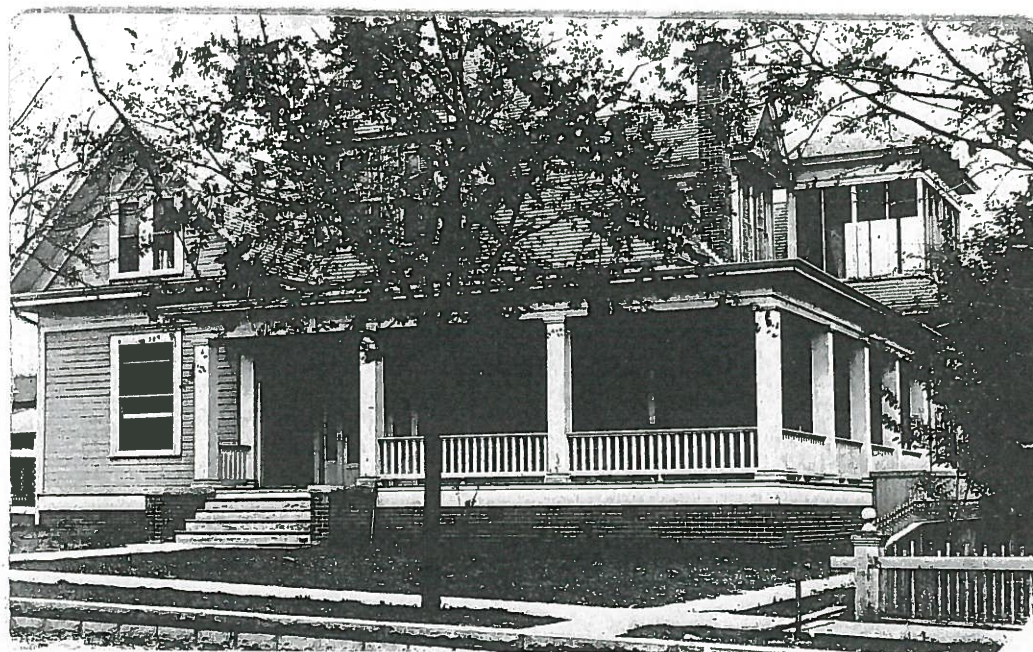
(1917)
2102 Rio Grande



Jesse Maxwell House

Austin History Center

Built @ 1911 702 West 21st



← fence

1966

2100 Rio Grande

(1917)

2102 Rio Grande



1966

Austin History Center

2100 Rio Grande

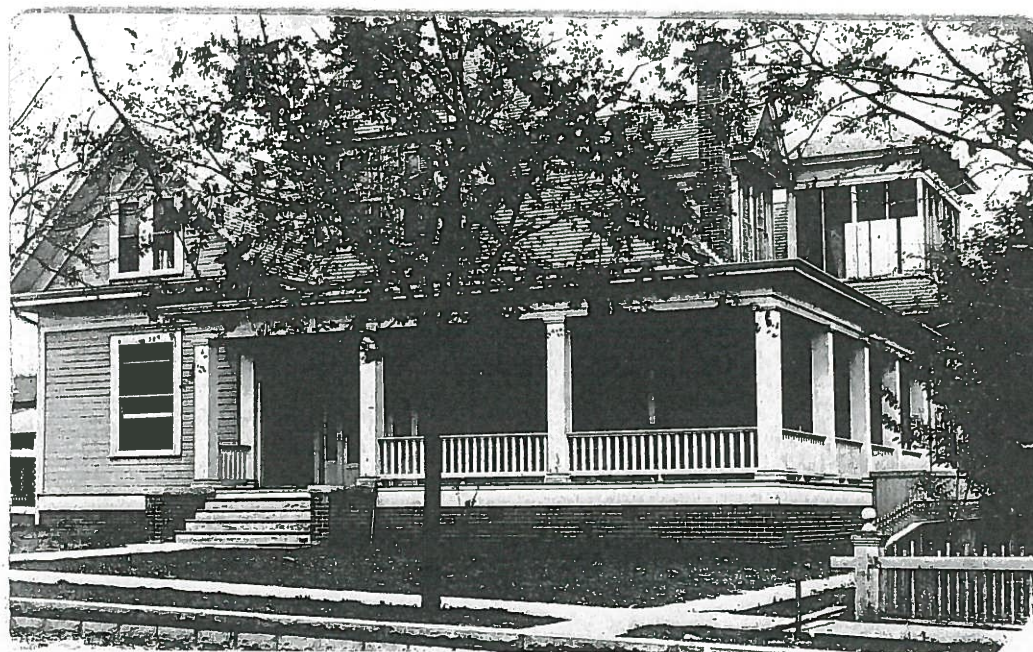
(1917)
2102 Rio Grande



Jesse Maxwell House

Austin History Center

Built @ 1911 702 West 21st

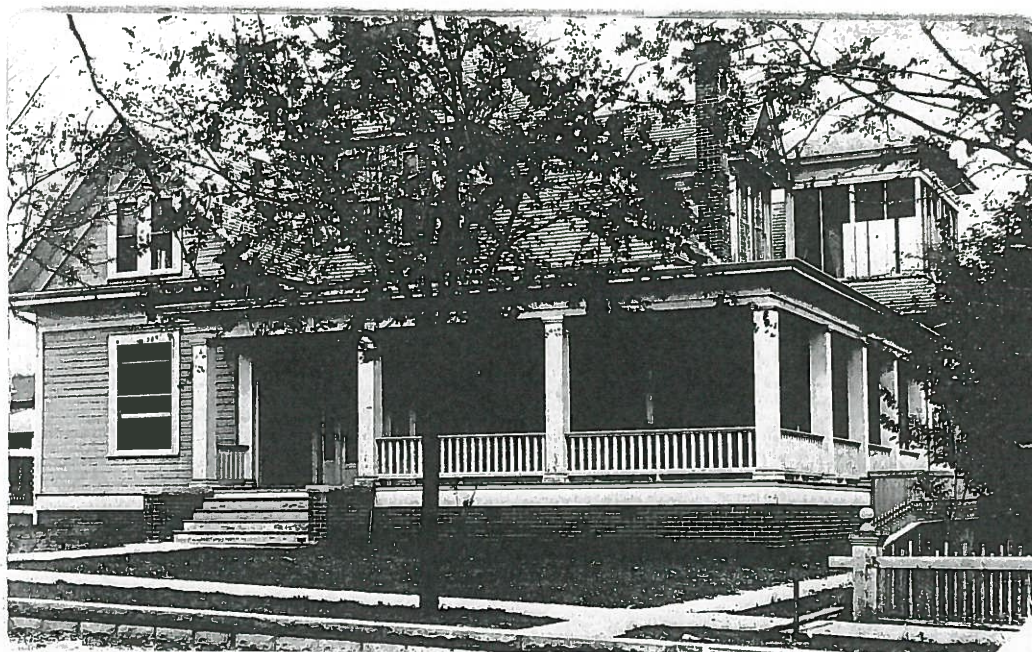


← fence

Jesse Maxwell House

Austin History Center

Built @ 1911 702 West 21st



← fence

2100 Rio Grande

(1906)

Austin History Center



2100 Rio Grande

(1906)

Austin History Center



Item 18

1175 San Bernard Street

March 28, 2016

The Historic Landmark Commission of the City of Austin

Honorable Commissioners,

Please take to in account the following considerations in allowing my client, Mrs. Marva Griffin Carter to move forward with the demolition of this structure **today** and the disposition of her late father's estate. **Postponement harms and adds no value.**

1. Staff: "The house is "inexplicably" not included in the Cultural Resources Survey of East Austin (2000)" by now Commissioner Myers. *The house in not included, because is not historic*, not remotely, not even.
2. The house in question is not the original structure on the property and is unclear how much of the early history in the staff report even accrues to this second structure.
3. The house does not meet The City's most critical criteria: it has been *renovated extensively* with interior walls added and missing, and a back porch now dominating its eastern side. Fenestration is new, and ... ugly. The HLC officer was invited to tour the interior but declined to do so. A statement of "sufficient integrity" is a blatant error and not a credit to staff's report.
4. The structure represents no particular style or type architecture, and the structure is too honeycombed to matter if it did.
5. This house was offered to the neighboring Olivet Baptist and Ebenezer Baptist Churches and neither expressed in interest in its preservation. This house is not "dear" to the community. The memory of the Rev. Melvin Griffin is quite dear however, and no one has expressed any interest in delaying or complicating life for his daughter as she seeks to clear his estate.
6. **No One wants this house.** Who would? Who wants to spend an extra \$150K rebuilding a house that no one will want even when it is rebuilt and still has no historic or community value. **These facts will not change with time.**

Please allow the Griffin daughters to move forward with their lives and secure full, actual, value of their father's estate. Thank You, and thank you for your service.

March 25, 2016

Dr. Marva Griffin Carter
3404 Lionsgate Court
Lithonia, GA 30038

Chair Galindo & Honorable Commissioners
The Historic Landmark Commission of the City of Austin

Dear Commissioners:

I am Marva Griffin Carter, the daughter of the late Reverend Dr. Marvin C. Griffin, and the executrix of his estate. This letter is requesting that the structure on the 1175 San Bernard Street lot, once owned by my father, not be given historic zoning by The City of Austin.

In my attempt to sell this land, there have been several options considered. We explored moving the property's structure, or making it an auxiliary to a larger house. Moreover, we have offered it to two local churches, including the one next door, to no avail.

The house as it stands is uninhabitable and dilapidated well beyond any value that could be recaptured in its repair. This edifice represents a financial burden and a serious impediment to the sale of the property to any prospective buyer.

Most importantly, this structure is not the original one on the lot. It was left to my father by a well-meaning parishioner of his church. He, nor any of his heirs, has ever lived there.

As the executrix of my father's estate, I have an obligation to my sister and niece to settle the estate judiciously in a timely manner. If you have further questions, or concerns, I can be reached at: (678)-526-1020 (home); (404) 599-5515 (mobile); (404) 413-5932 (office-Tues./Thurs.); or email:

Thank you for giving this matter your favorable consideration.

Sincerely,

Marva Griffin Carter, Ph.D.



GreenEarth Engineering, Inc.

Consulting Structural Engineers

2500 W. William Cannon Dr, Suite 201

Austin, TX 78745

Ph: 512.289.8086

Fax: 512.462.0800

www.ge-eng.com

*Let's leave for our children -
An earth clean and green*

March 10, 2016

Marva Carter
Property Owner

Re: Structural Observation
1175 San Bernard St
Austin, Texas

Dear Ms. Carter,

On March 7, 2016, I performed on-site structural observation of the above referenced property. The purpose of our observation was to assess the general condition of the structural system. The followings are our findings and recommendations:

1. The foundation is pier-beam system. The beams are very old and small compared to the 2012 IRC code. Some of them have signs of decay and it's unreliable to attempt to strengthen them. Replacing the beams would require the temporary lifting of the entire structure and this would likely crack the exterior and interior finish material.
2. The piers are built of CMU blocks which doesn't meet today's code. This foundation system moves with seasonal moisture content change in the soil.

Overall, this structure is in extremely poor condition. It's in danger of structural failure and it's NOT practical to try to keep this house or any portion of it. In order to keep this house, the entire foundation would have to be rebuilt and this has risk involved. The exterior wall structure would likely be twisted or drifted during the temporary shoring process while the new foundation is being built. Obviously, the movement of the exterior wall will likely crack the exterior and interior wall finish. And the integrity of the roof structure will likely be compromised as well.

Please feel free to call me at (512) 289-8086 should you have any questions.

Sincerely,

Tim (Zhigang) Zhang, PE



03/10/2016
Tim *zhg*

March 28, 2016

City of Austin Historic Landmark Commission

Re: Willie Wells House, 1705 Newton Street
Request for Historic Tax Exemption

Dear Historic Landmark Commission Members,

On Thursday, March 24, 2016 I closed on the purchase of the Willie Wells House, a City of Austin Historic Landmark located at 1705 Newton Street. This property was the childhood home of Willie Wells, who was considered one of the best short stops playing in the Negro League during the 1920s-1940s. The home was bought by his mother around 1912, before Willie was born. After retirement he returned to Austin in the 1970s to live with his mother and cared for her until she died. Willie was posthumously inducted into the Baseball Hall of Fame in 1997, nine years after he died at the age of 83.

The exterior of the home has not been maintained well by previous owners. I plan to hire preservation architect Tere O'Connell to develop plans for a full restoration of the exterior – including installation of custom windows to replace the inappropriate windows installed a few years ago by a previous owner – and rehabilitation of the interior for residential use. That work will be presented to the Historic Landmark Commission (HLC) as soon as Ms. O'Connell can conduct the necessary condition assessment and research, and develop the plans needed for a Certificate of Appropriateness (COA) submittal. Work will commence as soon as the HLC grants approval of the COA, and exterior restoration will likely be completed by year end. A more detailed scope of work and schedule will be presented to the HLC as plans are developed.

I also will submit a nomination for the site to the National Register of Historic Places and apply for a State Historic Marker and Recorded Texas Historic Landmark status to ensure the story of Willie Wells, and his association with this site, is more widely known by the public.

Given that I have acquired the property in its current condition, and plan to expeditiously and sensitively restore it to a sound and historically accurate condition, I respectfully request that the HLC recommend the property receive the Historic Tax Exemption this year. The very large investment I am making in the property shows my commitment to the home's long term viability and to ensuring the story of Willie Wells remains a part of Austin's diverse and rich heritage.

Very Sincerely,

DocuSigned by:

4AAF86C9596344E....
Richard Kooris
Newton 1705 LLC

March 28, 2016

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4AAF86C9596344E...
Richard Kooris
Newton 1705 LLC



City of Austin

Founded by Congress, Republic of Texas, 1839
Historic Preservation Office
Planning and Zoning Department
One Texas Center, 505 Barton Springs Road
P.O. Box 1088, Austin, Texas 78767

March 9, 2016

Laurie Bauserman-Trammell
108 Palazza Alto
Austin, Texas 78734

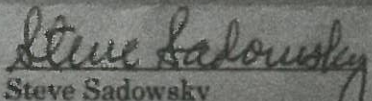
Re: Tax exemption application
Willie Wells House, 1705 Newton Street
C14H-1989-0002

Dear Laurie:

We have received your application for a property tax exemption for the Willie Wells House, which we recognize is for sale. However, in order to be eligible for the property tax exemption, the house must be kept up to minimum standards to ensure its long-term preservation. Our inspection of the house revealed siding in poor condition, windows, sills, and trim are in need of paint, missing skirting, and the installation of modern replacement windows without the approval of the Historic Landmark Commission, as required by City Code. Given these conditions, we will not be able to recommend your application for approval, unless you provide us with a statement of intent and a timeline for completion of the repairs required, no later than March 16, 2016.

As always, we appreciate your commitment to preserving Austin's rich heritage. If you have any questions concerning this letter, please feel free to telephone me at 974-6454 or by e-mail at steve.sadowsky@austintexas.gov or you may contact our historic preservation planner, Kalan Contreras, at 974-2727.

Sincerely,


Steve Sadowsky
Historic Preservation Officer



3/15/2016

3/14/16
LFT



City of Austin

Founded by Congress, Republic of Texas, 1839
Historic Preservation Office
Planning and Zoning Department
One Texas Center, 505 Barton Springs Road
P.O. Box 1088, Austin, Texas 78767

March 9, 2016

Laurie Bauserman-Trammell
108 Palazza Alto
Austin, Texas 78734

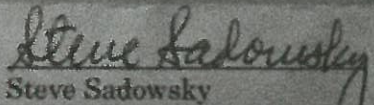
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Sincerely,


Steve Sadowsky
Historic Preservation Officer



3/15/2016

3/14/16
LRT



Did You Know
That Downtown Austin Has a One-of-a-Kind, Award-Winning,
Nationally Recognized, International PUBLIC Elementary School?

Mathews Elementary

Pre Kindergarten - 6th Grade

Diverse population – Just over 400 students

Over 20 different languages, - Over 40 different countries

Austin Historic Landmark - Recorded Texas Historic Landmark

Distinguished Recognition in English, Language Arts, and Reading

Top 25% Student Progress, Top 25% Closing the Achievement Gap, Top 25% College Readiness

O. Henry Middle School and Austin High School Vertical Team

Learning Celebrations, Anthology, Science Fair, International Festival, Visiting Authors, Family Curriculum Nights

Libraries in every classroom - Multilingual central library

ESL Korean Program

Commitment to PE, Music and Art; Fine Arts nights

Computer lab – Technology Integration - Tech Instructor

Maker Lab and Integrated Maker Space

6th Grade Special Programs:

Keyboarding, Band, Orchestra, Career Shadowing, Mentoring, Community Service. Outdoor School

Active PTA which supports academic excellence for all students

Collaboration with businesses, universities, and the community at large

Mathews Fund for Excellence Endowment Fund

Tuition before/after school enrichment classes

Mathews Fun Club (after-hours tuition child care) on site

Open House Tour for Prospective Families

Second Monday of Each Month, 9:00 a.m.

906 West Lynn St. (please park on side streets, not in bus zone in front)

Other Dates to Visit 2015 – 2016

Octoberama	Saturday, October 17	11:00 AM-3:00 PM
Fall Musical	Thursday, November 19	5:30 PM
Holiday Concert	Thursday, December 10	6:00 PM
STEAM Day	Friday, February 12	8:00 AM-2:30 PM
Music Under the Stars	Friday, March 4	6:00 PM
International Festival	Friday, April 8	5:00 PM
Track & Field Day	Friday, April 22	8:00 AM-2:30 PM
Kindergarten Roundup	Tuesday, May 3	9:00 AM
Fine Arts Festival	Thursday, May 12	5:00 PM

Call 512 414-0907 for more information or visit our website: <http://www.mathews360.com>