

Ms. Cara Bertron

Senior Planner / Deputy Historic Preservation Officer
City of Austin Planning and Zoning Department
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23 March 2018

RE: Permit in National Register District
NRD-2018-007 3108 Glenview Avenue

Dear Cara:

I am writing to you clarify a few points in background material for this case in hopes of getting this matter on the **consent agenda** this upcoming Monday. The postponement of this case from last month has already created tremendous additional cost to these owners and quick resolution of any items remaining would be ideal. An extra month of property taxes, project costs, insurance, etc really burdens taxpayers who are trying to work with the Historic Preservation Office, not against it.

Component 1: The **columns on the front porch will be painted wood** with detailing akin to existing front door surround.

Component 2: The area of the **second story addition is 162 sq ft** as shown in table on sheet A0-1. We are adding a modest master bath to a home that does not have one.

Component 3: The kitchen **addition on lower floor is 60 sq ft** and is structurally required to repair failing “cantilevered upper bathrooms” which were not original.

Component 4: The screen porch cannot be seen from any street. After conversations with neighbors and BWNA, the screen porch will be relocated from the side yard to the back yard and will be built at location of current roof trellis. Impervious cover will be reduced and **distance to sideyard will be 30'**. The 17'-4' x 20'-6" **screen porch is 354 sq ft.**

Component 5: As you noted, the existing windows in the house are failing spring loaded single glazed double-hungs and picture units not original to the 1938 home at all. Replacement is required as many windows are not lockable nor weather tight.



The windows proposed in our elevations match the one over one double hung configuration existing currently and also match current proportions. The increase in size is required by second story egress building code and is mandated upon us.

Standard 1.2: The proposed one story front porch is quite transparent and will allow the entirety of the original building to be seen. It is akin to the original but differentiated enough to be discerned from the original. Front porch will be brick which is different than the original concrete front porch but in character with neighborhood and the project.

Front porches are a strong component of Bryker Woods and are cited in the National Register District text as a feature of this NRD. The front porch matches the spatial relationship of other houses on Glenview

The second story master bedroom addition does mask a portion of the existing upper building but this portion is not part of the original as evidenced by your 1940 & 1965 aerials and your 1962 Sanborn map.



Standard 10: As you note, the front porch, the master bath and screen porch could be removed at a future date if there becomes a desire to return to the original.

As you know, we attended the Appropriateness Committee review (thanks to your accommodating help) and answered all questions at that time. The Committee did note that the project was not typical “BrykerWoods” in character and fully supported our efforts to add onto the house in manner sympathetic to the existing. That sub-committee expressed no opposition to this project at all. In fact, their comment was “go for it.” No opposition signed up to speak at the postponed HLC hearing last month.

With the above clarifications, the written endorsement from the Bryker Woods Neighborhood Association and the verbal encouragement of the Appropriateness Committer, we respectfully request that this matter be moved to the consent agenda for the upcoming March 26th 2018 Historic Landmark Commission hearing.

Thank you,

Derek Barcinski
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cc: Mr. Steve Sadowsky, John & Andrea Scarborough