



THE BRYKERWOODS NEIGHBORHOOD ASSOCIATION

Board of Directors August 22, 2018

Joyce Basciano
President

Re: NRD-2018-0051/GF-2018-124590 at 3306 Beverly Road

Annette Graves
Secretary

Chair Galindo and Historic Landmark Commissioners,

Bill Woods
Treasurer

The Bryker Woods Neighborhood Association Board of Directors opposes the existing plans submitted to the Historic Landmark Commission. We have asked for additional design details and have proposed modifications. The Board of Directors respectfully requests the postponement of the August 27, 2018 hearing for this case.

Celeste Hubert
Newsletter Editor

Thank you for your work on behalf of the citizens of Austin.

August W. Harris III
BoA

Sincerely,

Joyce Basciano
President
Bryker Woods Neighborhood Association

At Large

Sean Carnegie
Wendy Carnegie
Michael Curry
Jeff Ersig
Sita Lakshminarayan
Amy Newman
Irene Pickhardt
Casey Roy
Hal TenBrink
Greg Underwood

cc: Cara Bertron, Case Manager, CoA Preservation Office

Bertron, Cara

From: August Harris [REDACTED]
Sent: Monday, August 20, 2018 10:33 PM
To: Bertron, Cara; Sadowsky, Steve
Subject: Objection to plans for 3306 Beverly

Importance: High

Cara,

I received notice regarding a Certificate of Appropriateness hearing for 3306 Beverly. I must strenuously object to the drawings submitted. Please include my comments in the Commissioners backup package.

While this design is acceptable for Tarrytown or perhaps other parts of Austin, it is wholly inappropriate in terms of both design aesthetic and scale for Bryker Woods. Zagorski's contemporary farmhouse design, for lack of a better definition, with its amateurish mix of design elements most notably on the rear elevation and the absence of design elements common to Bryker Woods, has no business in our National Register District. Additionally, the developer, in its unveiled attempt to milk every inch of square footage for profit, has failed to consider the relative scale of houses in the neighborhood, even those newer ones.

I was disappointed to hear that the CoA Subcommittee thought the renderings met design guidelines – but they were not Bryker Woods.' While I am reluctant to criticize their work or that of the HLC, the subcommittee's review suggests a complete lack of awareness of Beverly's streetscape, its scale and mass.

I would add that these are not buildable plans and cannot be approved by HLC and thus the demolition permit cannot be released at this time.

- 1) The current garage is in the rear setback. It is adjacent to and might even be in the 5 foot utility easement where habitable space is prohibited. The current garage cannot be grandfathered because the structure will need to be completely rebuilt and will require a variance from the Board of Adjustment.
- 2) The plans as submitted do not include the McMansion tent. It is unclear that this meets McMansion requirements.

While my preference and that of others is an appropriately scaled addition that would add square footage to the rear of this contributing home, if needed, in our National Register District, this project as proposed should be rejected and the demolition permit should be withheld until a superior design that meets the requirements of the LDC and of Bryker Woods is submitted.

August W. Harris III
512.320.8808

Bertron, Cara

From: LaMore, Margaret [REDACTED]
Sent: Wednesday, August 22, 2018 9:48 AM
To: Bertron, Cara
Cc: Sadowsky, Steve
Subject: RE: 3306 Beverly Rd

Hi Cara,

My basic argument is that I could have bought a large home on a large lot around other large homes when I moved to Austin. But I very deliberately bought my house, not only because I loved the warmness of it, but because of where it was located and the kind of neighborhood it was in. I lived in a very affluent neighborhood in the Bay Area; I wanted my home here to be in a more modest neighborhood with down to earth neighbors that valued family and tradition over money and prestige.

The proposed home belongs in another area of Austin; not in Brykerwoods! Thank you for representing us in this matter.

Best,
Margaret LaMore

From: Sadowsky, Steve [mailto:Steve.Sadowsky@austintexas.gov]
Sent: Tuesday, August 21, 2018 2:18 PM
To: LaMore, Margaret
Cc: Bertron, Cara
Subject: RE: 3306 Beverly Rd

Hi Ms. LaMore:
I am forwarding your e-mail to Cara Bertron, the case manager for this project.

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

From: LaMore, Margaret [REDACTED]
Sent: Tuesday, August 21, 2018 2:17 PM
To: Sadowsky, Steve
Subject: 3306 Beverly Rd

Dear Steve,

I was forwarded the plans for 3306 Beverly Rd by a neighbor. I live at 3308 Beverly Rd; I have lived there for 15 years. I live in a beautiful small home that was built in 1936 and has all the wonderful character that so many new homes are now lacking. I have the original hardwood floors and only recently got rid of the original wood single-paned windows in the interest of conservation.

The home that is proposed to be built at 3306 Beverly is going to take away all natural light in my living room and one of the bedrooms on that side of my home. The Texas Mountain Laurel tree that sits between the two current houses is

going to die and with it any greenery because there will be no significant sunlight. Our view out those beautiful windows will now be a McMansion. Why would anyone who felt they needed a 4,000 sq ft home, try to build it in a neighborhood like ours? They need to find a big lot in Pemberton Heights and build it there where it will fit in with other large estates.

The character of the home is cold, and not in keeping with the character of Brykerwoods; but it is the sheer size that I see as a problem. In order for the builder to make money, I am being asked to give up the nature of the neighborhood I choose to live in 15 years ago. My father grew up in Austin and I visited it often during my childhood; my grandmother and aunt & uncle all lived here. When I moved from CA, I choose to move here instead of my hometown of Houston. I moved from CA, and then, as it is now, I was able to pay cash for my home. I could have paid that same cash to live in a neighborhood farther out but in a larger house with a larger lot or I could have moved into a large home in Houston. I instead choose Brykerwoods for its intimacy and neighborhood feel. For the beautiful old trees and the traditions of Austin within walking distance. The oversized building being proposed will detract from our neighborhood and it will diminish the personal enjoyment I receive from living in my home. I am counting on you to guard and protect the integrity and character of our special neighborhood; please don't disappoint me and my neighbors. Thank you.

Sincerely,
Margaret LaMore
512-587-1103

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Bertron, Cara

From: Sadowsky, Steve
Sent: Monday, August 20, 2018 1:23 PM
To: [REDACTED]
Cc: Bertron, Cara
Subject: RE: Comments re: 3306 Beverly Road Plans

Hi Carolin:

Cara Bertron is the case manager for this proposal. I am forwarding your e-mail to her for response.

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

From: Carolin E Spiegel [REDACTED]
Sent: Monday, August 20, 2018 11:05 AM
To: Sadowsky, Steve
Cc: [REDACTED]
Subject: Comments re: 3306 Beverly Road Plans

This message is from Carolin E Spiegel. [REDACTED]

Dear Steve,

Happy Harris just forwarded me the proposed plans for the 3306 Beverly Road project. I live at 3307 Oakmont Boulevard (backing up to the property at issue) and I am deeply concerned.

The plans are entirely incompatible with the architectural integrity of the neighborhood. Urbane Roost is clearly attempting to cram as much square footage possible (almost 4,000 sq feet, in their view) into a 7,800 sq foot lot without regard for any design integrity. The planned house is a mishmash of style attempts (I count 4) and the backside, which will be clearly visible from our house, is simply hideous. I also note that Urbane Roost has not proved itself to have a quality build product, as reflected in their recently constructed homes at 610-618 33rd street. We want to see a more considered, compatible design that fits in with the historic nature of our neighborhood.

Thank you,
Carolin Spiegel
917-723-1855

Bertron, Cara

From: Bill W [REDACTED]
Sent: Tuesday, August 21, 2018 3:04 PM
To: Bertron, Cara
Subject: NRD-2018-0051 3306 Beverly Road

Dear Ms. Bertron:

I am sending you this email to register my Strong Opposition to the demolition of the current home at 3306 Beverly and the building of an ultra-modern home in its place. As a resident of Bryker Woods neighborhood I am opposed to this for the following reasons:

1. Bryker Woods is an older, central city neighborhood, defined by its small, traditional homes and large trees, with safe, walkable streets;
2. Bryker Woods is part of the National Historical Registry, The Old West Austin Historical District. This is an honor for any city to have and we, the residents, pride ourselves on our beautiful old neighborhood;
3. The current home at 3306 Beverly was built in 1947 and, as such, is a Contributing Property to the Old West Austin Historical District;
4. If the City continues on its current path of allowing the older homes in a protected district to be demolished and replaced with non-descript dwellings, we will soon lose the charm and character of our neighborhood;
5. The proposed new structure on this property does not in any way fit in with the character of Bryker Woods:
 - a. The style is, at best, “stark” and unwelcoming with its sharp-pitched roof lines;
 - b. The house does not have gutters, nor any sign of water runoff mitigation. This is important, since we do not believe the builders have done any assessment of water/flood control;
 - c. The current garage is in the setback and any new structure there will likely require a variance, which the neighbors oppose;
6. I understand that the immediate neighbors to this project are “up in arms” over this disruptive and out-of-place proposal. This is certainly not the kind of a feeling that a good neighborhood wants to promote to new neighbors.
7. At the least, I think you need to Postpone any further forward progress on this site until these issues have been addressed by the neighbors, our Neighborhood Association, the builder, and the City.

Thank you for your consideration of my comments. It used to be that the City would protect neighborhoods; I hope it can go back to that instead of giving free reign to development.

Bill Woods, Resident, Bryker Woods