

Gaudette, Angela

From: Paula Kothmann [REDACTED]
Sent: Sunday, October 25, 2020 11:42 AM
To: PAZ Preservation
Cc: Paula Kothmann
Subject: Item D6 1806 Travis Heights Boulevard

*** External Email - Exercise Caution ***

Dear Commissioners:

I respectfully ask for your consideration to postpone your decision on the proposed alterations to this home, especially since Travis Heights Boulevard is such an important street for our newly designated Historic District, thus for the City.

Part of the benefit of a Historic Neighborhood is that it's a tourist attraction, like Monument Drive in Richmond (w/o the sticky Civil War controversy). If Travis Heights Boulevard becomes lined with a lot of modern homes that vary greatly in design and scale from those around it, the street will lose its appeal as a tourist attraction. Compare this historic neighborhood in San Diego: <https://www.sandiegorealestatehunter.com/blog/5-reasons-burlingame-san-diego-great-place-live/>. Many of you may be more familiar with Monte Vista in San Antonio.

What can be done to deter the deterioration of these homes that still have many decades of shelter to give? Doesn't preservation align with the City's Austin Resource Recovery's goal to prevent waste while keeping our community clean?

Maintenance grants

I believe that we need some kind of grant program to help homeowners maintain their homes. I will be attending a conference next week of the National Trust on Historic Preservation. I'm especially interested in topics that will be discussed related to:

- Preservation and Equity,
- Preservation and Affordable Housing, and
- Preservation and Diversity.

The Travis Heights/Fairview Park Historic District was not always a neighborhood for people who could pay over \$1M for their homes. As a realtor I know that only a very small percentage of home buyers can qualify at this price point. New builds are quickly eroding the economic diversity we currently cherish.

Yet many of the lower, moderate, and fixed-income residents who bought their homes in our neighborhood when prices were more affordable struggle to stay in their homes. The very high property taxes (\$12,000+ annually) deplete their housing budgets so that they have little money left over to care for their aging homes as they may wish.

Perhaps the City could give people a break on their property taxes commensurate with the money that they spend to preserve their homes. I have contacted the City about possible maintenance grants as well as incentives to convert an old garage into an income-producing unit.

Awareness of tax incentives

By providing landlords with good info about tax benefits, we may discourage some sales. The good news is that we have a lot of older, less updated single-family homes, condos, and duplexes that are relatively affordable rentals for families. The bad news is that with property taxes rising, landlords won't want to keep \$750,000 worth of their capital making little income if they have to pay \$15K in tax. Thus it really makes sense for them to sell to a developer, who will want to demolish the home, which displaces yet another tenant.

If landlords get tax incentives to renovate, they will be able to sell to people who want to live here rather than to a developer because the house would be "move-in ready." The house would be less likely to be sold as a demo, I believe.

Our Historic Designation is new. Please postpone your decisions on this property until our committee has had a chance to gather relevant information and speak to the owner.

Thank you for your consideration,

Paula Kothmann

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Paula Kothmann, CMM

Investment Real Estate Consultant
Certified Minerals Manager Associate
1317 Kenwood Ave/Austin, TX 78704

[512.470.2405](tel:512.470.2405)

Texas Real Estate Commission License #664403

[Brigham Real Estate](#) (Austin)

[Mayfair International Realty](#) (London)

Chair, Land Development Code Revision ad-hoc Committee, [SRCC](#)

Chair, Preservation Committee, [SRCC](#) (South River City Citizens: Riverside to 71, Congress to Parker)

Director, Texas Chapter, District One

[National Association of Royalty Owners](#)

Member, Board of Directors

[Texas Energy Council](#)

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Gaudette, Angela

From: Melanie Martinez [REDACTED]
Sent: Friday, October 23, 2020 4:55 PM
To: Heimsath, Ben - BC; Papavasiliou, Alexander - BC; Myers, Terri - BC; Valenzuela, Sarah - BC; Jacob, Mathew - BC; McWhorter, Trey - BC; Featherston, Witt; Koch, Kevin - BC; Tollett, Blake - BC; Little, Kelly - BC; Bertron, Cara; Sadowsky, Steve; PAZ Preservation; Gaudette, Angela
Subject: Item D-6 Case No. GF-2020-140147 ; 1806 Travis Heights Blvd.

*** External Email - Exercise Caution ***

Dear Commissioners,

I am a long-time resident of Fairview Park-Travis Heights and am a volunteer with the neighborhood's Preservation Committee. However, I am writing as an individual and not as a representative of any group. I am writing to oppose the current plans to remodel the home at 1806 Travis Heights Boulevard and hope the owners and designer could re-consider some of their updates.

It is a truly unique house and is contributing to our National Register District on our main boulevard, which means high visibility. I do appreciate the decision of the owners to keep this wonderful cottage and not demolish like so many others in the neighborhood. The proposed changes, while obviously made with careful attention to detail and a love of the charm of this house, remove it from contributing status and misinterpret the historic style of this stone Tudor Revival cottage.

The facade of this home is truly unique, and while there are other stone Tudor Revival cottages in the neighborhood, each profile is individual. I have often wondered if our stone cottages might even qualify as a non-contiguous historic district of strictly Tudor Revival Stone Cottages. (But that's another conversation.) Essentially, they are very special to our community and we value their original features.

The proposed changes, which includes white-washing the natural, native stone, and replacing the stone facade's fenestration, could surely be avoided, with the owners still being able to work in a lovely terrace in the back to avoid detracting from the historic streetscape.

I hope you can offer some good suggestions on how to re-orient the spaces so the owners can still have their terrace and addition, but preserve our beautiful, historic streetscape. I know some members of our neighborhood's preservation committee are very knowledgeable about solutions and would love to help find a way to compromise.

Sincerely,
Melanie Martinez
1214 Newning Ave.
Austin, TX 78704

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Gaudette, Angela

From: [REDACTED]
Sent: Sunday, October 25, 2020 7:46 PM
To: PAZ Preservation
Subject: D 6 1806 Travis Heights Blvd

*** External Email - Exercise Caution ***

Dear Commissioners,

As long time Travis Heights residents, my husband and I ask that you only approve remodeling of the above house on condition that they keep the front facade so that it continues to be a contributing property in our area. As you know, it is a great example of a Tudor Revival stone cottage.

As you walk around our neighborhood, you see that it is more than a collection of houses. We have a true community, and beautiful old gems such as this house are a tremendous part of what makes this such a unique and valued area.

Now, more than ever, we need to work together to protect our heritage and communities. For this reason, we ask that you do what you can to save this house. As I pass by it almost daily, I can attest that it is integral to maintaining the fabric of our inner-city jewel.

Thank you,
Susie Mauldin and Michael McKane
Alameda Drive
Austin, Texas

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Gaudette, Angela

From: Angela Reed [REDACTED] >
Sent: Friday, October 23, 2020 3:53 PM
To: Valenzuela, Sarah - BC; Papavasiliou, Alexander - BC; Jacob, Mathew - BC; Myers, Terri - BC; McWhorter, Trey - BC; Reed, Emily - BC; Little, Kelly - BC; Tollett, Blake - BC; Heimsath, Ben - BC; Koch, Kevin - BC; Featherston, Witt; Wright, Caroline - BC
Cc: Sadowsky, Steve; PAZ Preservation
Subject: Item D.6.1, 1806 Travis Heights

*** External Email - Exercise Caution ***

Re:
Item D.6.1
GF-2020-140147
1806 TRAVIS HEIGHTS BOULEVARD

Dear Commissioners:

I am a resident of Travis Heights and serve on the SRCC's Preservation Committee. I am writing to alert you to concerns about the above-referenced property's partial demolition.

While we on the committee have noted that this is a partial demolition in order to add a back addition to the property, what I am unsure about is how it will affect the street-facing facade of the building and therefore the home's contributing status to the National Register District. As many of you know, Travis Heights-Fairview Park has recently submitted its completed and approved nomination to the National Parks Service, and the official district status is imminent, if not already finalized. We hope that the Commission and the HPO are reminded of this fact when considering demolitions of, and alterations to, contributing structures to our neighborhood, and we trust that you will advise property owners accordingly.

You may have noticed that this is my third letter today, opposing a demolition for Travis Heights. There may be other contributing structures in Travis Heights I have not written in reference to, but that does not render them any less important. We as a committee simply cannot keep up with every demolition and alteration to our neighborhood's contributing structures, but our hope is that once this NRHD is officially in place, there may be some measure of deterrence and education for property owners.

We thank you for your support in this matter and for your dedication to Austin's preservation.

Regards,

Angela Reed
Travis Heights Resident
SRCC Preservation Committee

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PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. This meeting will be conducted online and you have the opportunity to speak FOR or AGAINST the proposed development or change. Email or call the staff contact for information on how to participate in the public hearings online. 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, please visit our website: www.austintexas.gov/abc

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, the Case Number and the contact person listed on the notice.

Case Number: GF 20-140147 - 1806 TRAVIS HEIGHTS BLVD
Contact: Angela Gaudette, (512) 974-3393
Public Hearing: Historic Landmark Commission, Oct. 26, 2020

☐ I am in favor
☒ I object

Ruth CASAREZ 1805 Alta Vista Ave, Austin, Tx 78704
Your Name (please print) Your address(es) affected by this application
Ruth Casarez 10/24/2020
Signature Date
Comments: See attached letter dated 10/24/20

If you use this form to comment, it may be returned to:
City of Austin Planning and Zoning Department
Historic Preservation Office, ATTN: Angela Gaudette
P.O. Box 1088
Austin, TX 78767-8810
E-mail: preservation@austintexas.gov

Re: Item D.6.1
GF-2020-140147
1806 TRAVIS HEIGHTS BLVD.

October 24, 2020

Dear Commissioners:

I am a resident of Travis Heights and am affected by the proposed above-referenced partial demolition of 1806 Travis Heights Blvd. I live at 1805 Alta Vista Ave. which is almost exactly across the alley from 1806 Travis Heights Blvd. While I understand the structure on that property needs repair, I am very concerned about what is being proposed. I believe Travis Heights neighborhood has historic landmark significance as is demonstrated by its imminent approval as such by the National Parks Service. I am proud of our neighborhood's unique character and charm and want to preserve it.

Thus, I object to the proposed plans to "redo" the street-facing façade of the current Tudor Revival structure: the structure's original front window pattern and its rock and stone exterior should be preserved to keep its warm, rustic, and charming design. The rock and stone color should NOT be whitewashed! The proposed redesign of its street-facing façade would completely convert the Tudor into a sleek, sanitized, ultramodern structure that would fit perfectly in a totally new, modern subdivision anyplace in the City. But Travis Heights residents want to maintain our neighborhood's historic character. Please require applicant to keep as much of the original front façade as possible.

I am less troubled by what applicant intends to do with the back portion of the structure. For years, it has been a real eyesore for many of us who drive through the alley. But I truly believe the front part of The house should keep as much of its original appearance as possible.

Thank you very much for giving us the opportunity to share our thoughts and concerns. And thank you for your efforts and dedication to preserving Austin's unique and historic neighborhoods.

Sincerely,

A handwritten signature in dark ink, appearing to read "Ruth Casarez", written in a cursive style.

Ruth Casarez
Travis Heights Resident
1805 Alta Vista Ave.

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Case Number: GF 20-140147 - 1806 TRAVIS HEIGHTS BLVD
Contact: Angela Gaudette, (512) 974-3393
Public Hearing: Historic Landmark Commission, Oct. 26, 2020

☐ I am in favor
☒ I object

MARILYN WHITE 1806 ALTA VISTA AVE, AUSTIN, TX 78704
Your Name (please print) Your address(es) affected by this application

Marilyn White 10-24-2020
Signature Date

Comments: Keep brick & rock like previous color. Don't add
second story. Keep front but repair brickwork as well

If you use this form to comment, it may be returned to:
City of Austin Planning and Zoning Department
Historic Preservation Office, ATTN: Angela Gaudette
P.O. Box 1088
Austin, TX 78767-8810
E-mail: preservation@austintexas.gov

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Case Number: GF 20-140147 - 1806 TRAVIS HEIGHTS BLVD

Contact: Angela Gaudette, (512) 974-3393

Public Hearing: Historic Landmark Commission, Oct. 26, 2020

☒ I am in favor
☐ I object

JENNIFER PARKS

Your Name (please print)

1706 KENWOOD AVE

Your address(es) affected by this application

Signature

Date

10/25/2020

Comments:

I SUPPORT THE APPLICANT IN DEVELOPING
THEIR PROPERTY HOWEVER THEY CHOOSE
(IN COMPLIANCE WITH RELEVANT CODES AND
REGULATIONS), INCLUDING THE
PLANNED DEMOLITION.

If you use this form to comment, it may be returned to:
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Historic Preservation Office, ATTN: Angela Gaudette
P.O. Box 1088

Austin, TX 78767-8810

E-mail: preservation@austintexas.gov