

**Allen, Amber**

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**From:** Angela Reed [REDACTED]  
**Sent:** Tuesday, April 4, 2023 10:29 AM  
**To:** HPD Preservation  
**Subject:** HR 23-014850 503 Terrace Dr.

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Allen and Historic Landmark Commission,

Yesterday (4/3) I received the notice about development at 503 Terrace Drive which will be heard at the HLC tomorrow (4/5). Upon review of the HLC's backup information, I am writing to object to the plans for 503 Terrace Drive.

The existing house has been lived in until only very recently. It is always unfortunate to see our smaller, livable properties--far from being "tear-downs"-- in Travis Heights removed and made less affordable as they are increasingly replaced by large homes, almost always by developers seeking to flip and sell at a higher price. I suspect the same is the plan for this property.

Additionally, the neighborhood has worked successfully for over a decade to achieve the Travis Heights-Fairview Park National Register Historic District in an attempt to preserve not just the larger historic homes scattered throughout the neighborhood, but especially our smaller bungalows like 503 Terrace that allow for greater affordability, and that maintain the character that Travis Heights is known for. Some on the Commission may recall that the neighborhood had worked for a Local Historic District that would have included 503 Terrace, but city processes made that almost impossible for a district of this size. The National Register District was our next-best hope. The plans for this building fly in the face of those hard-won efforts and threaten the integrity of the District, likely for a developer who simply wishes to monetize the property. If that's the case, I would respectfully ask that developer (or design-builder, as it appears is Mr. Ponce's profession) to please look elsewhere, in a non-designated neighborhood or to a property that is truly beyond repair.

If the owner insists on choosing this property, another option might be to move the smaller house to the front of this deep lot, and instead build the larger home to the back of the property. Doing so would maintain the integrity of the streetscape, at the very least.

I hope the Landmark Commission will work with this developer to encourage him to either find a new location to build his desired property, or evaluate ideas to maintain the existing house in order to keep as much of the historic streetscape intact.

Thank you,  
Angela Reed  
Newning Ave. neighbor

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