

09.05.2023

City of Austin Housing & Planning Dept.
Historic Preservation Office
ATTN: Amber Allen

Re: Proposed demolition of 4601 Chiappero Trail

Dear Amber,

As a local residential Architect and neighbor to the subject property, I am writing to express my opposition to the proposed demolition of the existing home at 4601 Chiappero Trail. Not only do I have an interest in maintaining what little architecturally significant fabric remains in Austin, this particular property is in my opinion, a contributing structure within a string of mid-century modern homes designed by notable Architects, Herbert Crume, Fehr and Granger and the Architect of 4601 Chiappero Trail, Warren Willhoite.

I recognize that desirable lots for new construction are limited in the city center, and the demolition of existing structures is often necessary to realize the highest and best use of a particular lot. I would argue however, that the adjacent property at 4603 Chiappero Trail which is quite similar to the subject property is a better candidate for new construction as it is currently for sale and its existing structure has already been approved for demolition.

I believe the existing structure at 4601 Chiappero Trail is a good candidate for preservation or renovation/addition with respect for the original integrity of the home.

Perhaps the existing Owners might consider listing the home for sale. If a buyer with the intention to preserve (as was the intention of the current Owner) does not emerge, then it is likely the home does not hold significant architectural value within the eyes of the community.

Thanks for your consideration,

A handwritten signature in black ink, appearing to read 'DKilpatrick', enclosed within a circular scribble.

Dave Kilpatrick, AIA