



South River City Citizens Inc.
P O Box 40632
Austin TX 78704
www.srccatx.org

Noah Balch, President
Robin Sanders, Co-Vice President
Ken Burnett, Co-Vice President
Mary Janecek-Friedman, Membership

June 28, 2024

Historic Landmark Commission of the City of Austin
City Hall - Boards and Commissions Room
301 W. 2nd St.
Austin, TX 78701
Email: preservation@austintexas.gov

Re: Opposition to PR-2024-033568, Agenda Item No. 10: 1409 Alta Vista Ave. National Register District Permit Application for "Total demolition" by South River City Citizens Neighborhood Association ("SRCC")

To the Historic Landmark Commission:

Please find the following resolution passed by SRCC at its June 18, 2024, general membership meeting concerning the above-referenced item on the agenda for your July 3, 2024 meeting.

Whereas the Travis Heights-Fairview Park National Register Historic District (the "District") has been recognized by the U.S. Department of the Interior;

Whereas the property at 1409 Alta Vista (the "Property"), constructed in 1926, is considered a contributing and protected property within the District;

Whereas the application to the National Park Service for certification of the District makes numerous references to the importance of the "landscape," "tree canopy," and "dense vegetation" (see page 11) and use of design traditions espoused by Andrew Jackson Downing and Frederick Law Olmstead (see page 13);

Whereas the Property has seven significant trees that are integral to the character of the Property, the context of the street and neighborhood, and the nature of the District;

Whereas demolition of the existing structure on the Property and the proposed construction of two to three densely-packed structures could damage or compel removal of the significant or heritage trees;

Whereas the Historic Landmark Commission of the City of Austin is reviewing application number H-2023-043027 to proceed with demolition and new construction on the Property;

Whereas, the District contains many examples of new additions to contributing properties;

Whereas, the District contains many examples of Accessory Dwelling Units (“ADUs”) added to an original contributing home;

Whereas, such new additions and ADUs illustrate square footage enlargement alternatives to full demolition and new construction;

Whereas, the recent Home Options for Mobility and Equity (H.O.M.E) Initiative passed by the Austin City Council in December 2023 and May 2024 provides Preservation and Sustainability Bonuses to property owners who retain the original home;

Therefore, be it resolved that SRCC, through vote of its general membership on June 18, 2024, opposes the release of the demolition permit proposed under application number HR-2023-043027, unless and until the owner of the Property can demonstrate plans to adequately protect the trees on the Property and preserve the façade of the contributing home.

Sincerely,

Noah Balch

Noah Balch, President, South River City Citizens Neighborhood Association