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April 19, 2013

Chair Laurie Limbacher and Commission Members  
Historic Landmark Commission  
City of Austin  
Sent via E-mail

Re: Re-zoning and design concept of the Commodore Perry Estate

Dear Chair Limbacher and Commissioners:

Preservation Austin (formerly The Heritage Society of Austin) expresses our support for the re-zoning and design concept of the Commodore Perry Estate located at 41<sup>st</sup> and Red River Street. Clark Lyda, the owner of the Estate, is to be commended for finding a creative solution to keep this historic asset financially viable, and for planning a design that is sensitive to both historic preservation and to neighborhood issues.

Mr. Lyda recently completed a meticulous restoration of the mansion, chapel and grounds in strict accordance to the Secretary of Interior's Standards for Rehabilitation of historic structures, with the guidance of restoration architects known for their high standards in preservation. Mr. Lyda's concept and design for a luxury, low-density hotel and residences at the Estate illustrate his high regard for maintaining the Estate's historic structures and improving its historic landscape. Further, the design for the Estate demonstrates his commitment to the neighborhood in which the Estate stands: confining scale and style of new construction to that of existing structures in the neighborhood; improving public features such as sidewalks, lighting and landscaping; keeping a minimum 25' set-back from adjacent residential property lines; planting an urban garden for use by both the Estate and neighborhood residents; and implementing state of the art controls to go beyond the requirements of the City of Austin's sound ordinance.

Preservation Austin believes that the re-zoning and design concept for the Commodore Perry Estate will prove a worthwhile investment, providing a means of financing the preservation and maintenance of this historically valuable property. We support the work that Mr. Lyda has completed to date, and urge implementation of his plan for the Estate. Please let us know if there is anything we can do to help foster the successful redevelopment of this property for our City.

Regards,

Jacqui Schraad  
Executive Director