

## PUBLIC HEARING INFORMATION

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- 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.

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Case Number(s): **NRD-2013-0109 PR-14-130446**

Contact: Steve Sadowsky, 512-974-6454

Public Hearing:

April 28, 2014 Historic Landmark Commission

DAVID BARMORE

Your Name (please print)

1716 W. 34<sup>th</sup> St. Austin, TX 78703

Your address(es) affected by this application

David Barmore

Signature

4-23-14

Date

Comments: Exception To New Build:

The fact that this is a Spec House with the owner having no intent to live in it. I would be greatly disappointed to see a McManis built on this oversized lot. I encourage the improvement to be limited to fast standards. Not a property line to property line boundary. It does not belong in this Historical District.

If you use this form to comment, it may be returned to:

City of Austin

Planning and Development Review Department

Steve Sadowsky

P. O. Box 1088

Austin, TX 78767-8810

Fax Number: (512) 974-9104

**PDRD/CHPO**

**APR 24 2014**

**Haase, Victoria (Tori)**

C.1

**From:** bwna hrc <bwna\_hrc@yahoo.com>  
**Sent:** Friday, April 25, 2014 5:03 PM  
**To:** [REDACTED]  
[REDACTED]  
[REDACTED]  
**Cc:** Sadowsky, Steve; Haase, Victoria (Tori)  
**Subject:** 1710 w 34th  
**Attachments:** 1710 w 34th technical rejected 04-25-14.pdf; 1710 w 34th from city 04-25-14  
376039920140406140700.pdf; garage placement infill\_tools from city 04-25-14.pdf

All:

I looked briefly at the set of plans online for the project at the address listed above.

I think the HLC hearing for this project should be postponed to clear up a few very important matters.

Also, it would give the owner a chance to present the project to the Board properly, rather than through incomplete email conversation.

My reasons for postponement are thus:

1. The project seems to have failed technical review and
2. THE PROJECT DOES NOT SEEM TO COMPLY WITH THE GARAGE PLACEMENT REQUIREMENTS of our neighborhood plan. I am not sure I am seeing everything but first glance gives me concern. The historical pattern in Bryker Woods is not one of garage forward "snout houses".

The owner indicated that he would like to talk with us at the time his demolition work was stopped and I think a postponement would give him that chance.

derek barcinskibryker woods neighborhood associationhistorical review [committeebwna\\_hrc@yahoo.com](mailto:committeebwna_hrc@yahoo.com)

# NEIGHBORHOOD PLAN DESIGN TOOLS

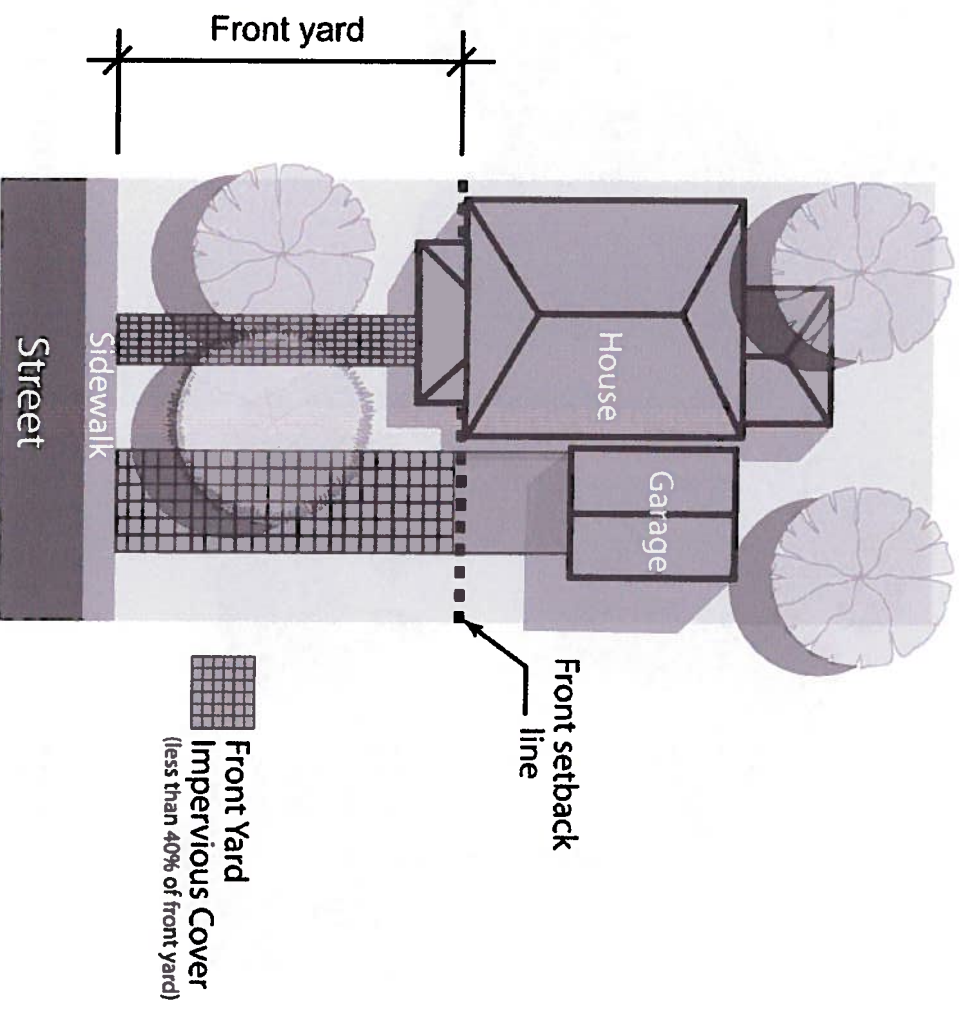
## Parking Placement for New Single-Family Construction

LDC 25-2-1603

No more than forty percent (40%) of the required front yard may be impervious cover—sidewalks and driveways.

Interior lots may have no more than four parking spaces in the front yard. Corner lots may have no more than four parking spaces in the front and side yards combined.

The Director of Watershed Protection and Development Review (WPDR) may grant a waiver to this requirement if he/she determines that a circular driveway or turnaround is necessary to address traffic safety issues associated with vehicles backing onto the adjacent street or roadway.



Haase, Victoria (Tori)

C.1

**From:** [REDACTED]  
**Sent:** Friday, April 25, 2014 5:31 PM  
**To:** bwna hrc  
**Cc:** [REDACTED]  
**Subject:** Re: 1710 w 34th

I vote to postpone Thank you Derek

BW

Sent from my iPhone

Life on Earth is expensive, but it does include a free trip around the Sun.

On Apr 25, 2014, at 5:02 PM, bwna hrc <[bwna\\_hrc@yahoo.com](mailto:bwna_hrc@yahoo.com)> wrote:

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derek barcinskibryker woods neighborhood associationhistorical review [committeebwna\\_hrc@yahoo.com](mailto:committeebwna_hrc@yahoo.com)

<1710 w 34th technical rejected 04-25-14.pdf>

<1710 w 34th from city 04-25-14 376039920140406140700.pdf>

<garage placement infill\_tools from city 04-25-14.pdf>

Haase, Victoria (Tori)

C.1

**From:** [REDACTED]  
**Sent:** Sunday, April 27, 2014 10:54 AM  
**To:** 'Bill Woods'; 'bwna hrc'  
**Cc:** [REDACTED]  
**Subject:** RE: 1710 w 34th

I also vote to postpone. Thanks Derek.  
Joyce

---

**From:** Bill Woods [mailto:billwabx@gmail.com]  
**Sent:** Friday, April 25, 2014 5:31 PM  
**To:** bwna hrc  
**Cc:** wendy@lewiscarnegie.com; celestehubert@yahoo.com; mcmediate@msn.com; harris@cfs-texas.com; JBASCIANO@austin.rr.com; agsadun@sbcglobal.net; pickhardts@yahoo.com; annettegraves@yahoo.com; Steve Sadowsky; Victoria Craig  
**Subject:** Re: 1710 w 34th

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<garage placement infill\_tools from city 04-25-14.pdf>

**Haase, Victoria (Tori)**

---

0.1

**From:** [REDACTED]  
**Sent:** Monday, April 28, 2014 3:08 PM  
**To:** Sadowsky, Steve; Haase, Victoria (Tori); August harris; Joyce Basciano; Anita Sadun  
**Subject:** 1710 w 34th  
**Attachments:** garage placement infill\_tools from city 04-25-14.pdf

All:

I am concern about the scheduled case hearing NRD 2013-0109 for the above referenced address.

It appears that the porposed plans have a fgarage forward design which is out of character with Bryker Woods and out-of-compliance with the Land Development Code.

If I understand the garage placement rules ( which I may not ) this project is not in compliance with the infill tool adopted in our Neighborhood Plan and cited in the City Land Development Code.

I strongly object to hearing a case regarding a building which cannot be legally built. It is a waste of Commission, City Staff and Neighborhood Volunteer time to hear a case which will need complete redesign to come into compliance.

It would be much better to ask the applicant for a LDC compliant design and then have him or her meet with neighbors before putting this on the agenda.

This infill tool is complicated and has caused permitting issues for applicants and our neighborhood in the very recent past. A permit issued in error becomes a very complicated matter for all involved. Hopefully the Historic Landmark Commission will not review a case unsuitable under the LDC.

derek barcinski  
bryker woods neighborhood association  
historical review committee

[bwna\\_hrc@yahoo.com](mailto:bwna_hrc@yahoo.com)

## INFORMACIÓN DE AUDIENCIA PÚBLICA

Esta petición de zonificación / rezonificación será repasada y acción será tomada de acuerdo a dos audiencias públicas: ante la Comisión de Usos Urbanos y el cabildo municipal. Aunque solicitantes y/o su(s) agente(s) se les requiere atender la audiencia pública, usted no esta bajo requisito de atender. De todos modos, si usted atiende la audiencia pública, tendrá la oportunidad de hablar a FAVOR o EN CONTRA al propuesto desarrollo urbano o cambio de zonificación. Usted también puede contactar a una organización de protección al medio ambiente u organización de vecinos que haya expresado interés en la aplicación teniendo implicaciones a su propiedad.

Durante la audiencia pública, la comisión podría postergar o continuar audiencia del caso en una fecha futura, o puede evaluar la recomendación de los oficiales municipales y las del público al mismo tiempo mandando su recomendación al cabildo municipal. Si la comisión anuncia una fecha y hora específica para postergar o continuar discusión, y no se extiende más de 60 días, no tendrá obligación de otra notificación pública.

El cabildo municipal, durante su audiencia pública, puede otorgar o negar una petición de zonificación, rézonificar el terreno a una clasificación de zonificación menos intensiva que lo que es pedida. En ningún caso se otorgara una clasificación de zonificación más intensiva de la petición.

Para otorgar un desarrollo de usos urbanos mixtos, el cabildo municipal puede agregar la designación USO MIXTO (MU) DISTRITO COMBINADO, *Mixed-use (MU) Combining District*, a ciertos usos urbanos de comercio. La designación MU- Distrito Combinado simplemente permite usos urbanos residenciales en adición a los usos ya permitidos el los siete distritos con zonificación para comercio. Como resultado, la designación MU- Distrito Combinado, otorga la combinación de oficinas, comercio, y usos urbanos residenciales en el mismo sitio.

Para más información acerca del proceso de desarrollo urbano de la ciudad de Austin, por favor visite nuestra página de la *Internet*:  
[www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development)

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Numero de caso: **NRD-2014-0013 PR-14-008472**

Persona designada: Steve Sadowsky, 512-974-6454

Audiencia Publica: February 24, 2014 Historic Landmark Commission

☐ I am in favor  
☐ I object

Su nombre (en letra de molde)

Su domicilio(s) afectado(s) por esta solicitud

Firma

Fecha

Comments:

Si usted usa esta forma para proveer comentarios, puede retornarlos a: City of Austin

Planning and Development Review Department

Steve Sadowsky

P. O. Box 1088

Austin, TX 78767-8810

Fax Number: (512) 974-9104

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Audiencia Publica: February 24, 2014 Historic Landmark Commission

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Su domicilio(s) afectado(s) por esta solicitud

Firma

Fecha

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Case Number(s): **NRD-2014-0013 PR-14-008472** *62*

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: February 24, 2014 Historic Landmark Commission

*Joan A. Holladay*  
Your Name (please print)

*3106 Glenview*

Your address(es) affected by this application

*Joan A. Holladay*  
Signature

Date

*28 Apr. 2014*

☐ I am in favor  
☒ I object

Comments:

*Please see other side!*

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Case Number(s): **NRD-2014-0029 PR-14-021618**

Contact: **Steve Sadowsky, 512-974-6454**

### Public Hearing:

April 28, 2014 Historic Landmark Commission

Your Name (please print) **JOHN LUTON (512-658-4504)**

☐ I am in favor  
☒ I object

Your address(es) affected by this application **1615 W. 10th Austin, TX 78703**

Signature **John Luton**

Date

**05/01/2014**

Comments: **THIS HOME IS THE ORIGINAL BAYCAR FAMILY HOMESTEAD. IT WAS ORIGINALLY LOCATED AT 10th & WESTLYNN (GALEXY CAFE) BUT WAS MOVED TO ITS CURRENT LOCATION IN THE EARLY 1900'S. THE HOME IS WELL OVER 100 YEARS OLD AND IS SOUNDLY CONSTRUCTED. - I HAVE VISITED HOME. THIS HOME IS A PIECE OF CLARKSVILLE HISTORY.**

If you use this form to comment, it may be returned to:

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Austin, TX 78767-8810

Fax Number: (512) 974-9104

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Case Number(s): **NRD-2014-0029 PR-14-021618**  
 Contact: Steve Sadowsky, 512-974-6454

### Public Hearing:

April 28, 2014 Historic Landmark Commission

Steve Ascherl

Your Name (please print)

1617 W. 10th St.

Your address(es) affected by this application

*[Signature]*

Signature

Date

4-24-14

Comments: *I would like to see a plan for future construction. I want to make sure the large oak tree is not affected.*

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City of Austin  
 Planning and Development Review Department  
 Steve Sadowsky  
 P. O. Box 1088  
 Austin, TX 78767-8810  
 Fax Number: (512) 974-9104

C.4

☐ I am in favor  
☒ I object

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Case Number(s): **HDP-2014-0148 PR-14-018687**

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: March 24, 2014 Historic Landmark Commission

Eugene & Catherine Kubeika

Your Name (please print) (also 2113 &

2109 Clifton St (2115 Clifton St)

Your address(es) affected by this application homestead

Eugene & Catherine Kubeika

512-441-9262 Signature

Date

3-24-14

Comments: To Historic Landmark Commission;

Our property at 2109 Clifton St, directly

adjoining the property at 311 Leland St.

We object to the proposed demolition

without knowing the specific plans

for remodeling/new construction

by the owner of 311 Leland St.

If you use this form to comment, it may be returned to:

City of Austin

Planning and Development Review Department

Steve Sadowsky

P. O. Box 1088

Austin, TX 78767-8810

Fax Number: (512) 974-9104

311 Leland

D-2

☐ I am in favor  
☒ I object

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**Case Number(s): HDP-2014-0148 PR-14-018687**

**Contact:** Steve Sadowsky, 512-974-6454

**Public Hearing:** March 24, 2014 Historic Landmark Commission

*Sennifer Clark*

Your Name (please print)

*500 Lone Oak Dr.*

Your address(es) affected by this application

*Jepsonville*

Signature

Date

*3.20.14*

Comments:

*This exceptional unique property has historic value for the entire neighborhood. I do not trust the developer who wants to demolish this and the adjacent property (HDP-2014-0149 PR-14-018677 @ SOB Leland) these apartments are classic TRAVIS HEIGHTS style bungalow. AND I AM DISGUSTED SEEING OUR NEIGHBORHOOD TURNING INTO STUPID UGLY BIG BOX STORES! PLEASE STOP IT! Thank you!*

If you use this form to comment, it may be returned to:

City of Austin

Planning and Development Review Department

Steve Sadowsky

P. O. Box 1088

Austin, TX 78767-8810

Fax Number: (512) 974-9104

**PDRD/CHPO**

**MAR 21 2014**



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**Contact:** Steve Sadowsky, 512-974-6454

**Public Hearing:** March 24, 2014 Historic Landmark Commission

Jason Gindele

Your Name (please print)

2106 Eastside Drive

Your address(es) affected by this application



Signature

3-16-14

Date

Comments:

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☒ I am in favor  
☐ I object

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Case Number(s): **HDP-2014-0148 PR-14-018687** **D.2**

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: March 24, 2014 Historic Landmark Commission

**DAGMAR GRIEDER**

Your Name (please print)

**SIS E. LIVERAK**

Your address(es) affected by this application

**Duffy & Greed** **3/15/14**

Signature

Date

Comments:

**To totally approve the demolition. This is one of three applications for demolition received in today's mail. This is an assault on an organically grown lovely neighborhood.**

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Planning and Development Review Department

Steve Sadowsky

P. O. Box 1088

Austin, TX 78767-8810

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Case Number(s): **HDP-2014-0148 PR-14-018687** **D-2**

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: March 24, 2014 Historic Landmark Commission

☐ I am in favor  
☒ I object

Your Name (please print)

*Colin Chappell*  
*2114 Brooklyn St.*

Your address(es) affected by this application

Signature

Date

*3.21.14*

Comm

**It's just sad. For all my 30 years in this neighborhood, I've always appreciated these 4 little cottages. Charming, historic, offering a sense of community, affordable. Instead, we'll get another nameless box for the wealthy, with nothing at all to offer to anyone else in the neighborhood. I'm against the demolition.**

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**Case Number(s):** HDP-2014-0148 PR-14-018687

**Contact:** Steve Sadowsky, 512-974-6454

**Public Hearing:** March 24, 2014 Historic Landmark Commission

D.2

Congregation of Holy Cross

Your Name (*please print*)

2111 Brackenridge Street

Your address(es) affected by this application

March 17, 2014

Date

Comments: The property seems to be occupied and not vacant. What is the reason for demolition?

Is this to extend Clifton Street to Leland?

Is this to build new single family homes?

Is this to build large apartments or condos?

Will the purpose of the delmolition change the neighborhood?

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P. O. Box 1088

Austin, TX 78767-8810

Fax Number: (512) 974-9104

☐ I am in favor  
☒ I object

*Er. Harold Enseling, C.S.C.*

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**Contact:** Steve Sadowsky, 512-974-6454

**Public Hearing:** March 24, 2014 Historic Landmark Commission

☐ I am in favor  
☐ I object

Your Name (please print)

Esther Matthews

Your address(es) affected by this application

310 East Live Oak

Signature

Date

Comments: Cottages & small house

define this inner-city

neighborhood. Compact city

is demonstrated here. These

Culcaneu cottages deserve

protection.

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Austin, TX 78767-8810

Fax Number: (512) 974-9104

PDRD/CHPO

APR 22 2014

311 Leland

Sadowsky, Steve

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**From:** [REDACTED]  
**Sent:** Monday, April 28, 2014 2:25 PM  
**To:** Limbacher, Laurie - BC; Roberts, Andrea - BC; Wolfenden-Guidry, Leslie - BC; Galindo, Mary - BC; john@swsg.com; terrimyrs@preservationcentral.com; gardens0\_4@yahoo.com  
**Cc:** Sadowsky, Steve; tori.hasse@austintexas.gov  
**Subject:** 311 Leland St. (HDP-2014-0148)

Re: 311 Leland St. (HDP-2014-0148)

Dear Chair Limbacher and Commissioners,

I am writing this to ask that you please deny the release of the demolition/relocation permit for this court of 1936 Tudor Revival cottages. They are a unique and valued feature in Travis Heights. At the very least, please consider delaying the release of the permit to give the neighborhood more time to work with the owner in finding a solution that might save this historic property.

Thank you.

Susie Mauldin  
Travis Heights Resident

311 Leland

Sadowsky, Steve

---

**From:** Ron Flores  
**Sent:** Monday, April 28, 2014 9:54 AM  
**To:** Sadowsky, Steve; rflores@austin.rr.com  
**Subject:** Email from austintexas.gov: 311 Leland Cottages

This message is from Ron Flores. [ [rflores@austin.rr.com](mailto:rflores@austin.rr.com) ]

hi Steve,  
I left you a Phone message last Friday. Please disregard.

I am able to make the move of the Cottage to a lot in Austin. He will preserve it, on his lot near Riverside and IH35.

Per our agreement last week, I am looking forward to getting my permit at the meeting this evening, based on preserving a cottage.

Sorry for the confusion.

Ron Flores  
512-659-4466

P.S. I sent you a phone message today confirming this as well

311 Leland

**Sadowsky, Steve**

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**From:** Michele Webre <[REDACTED]>  
**Sent:** Monday, April 28, 2014 12:28 PM  
**To:** Limbacher, Laurie - BC; Roberts, Andrea - BC; Wolfenden-Guidry, Leslie - BC; Galindo, Mary - BC; John Rosato; Terri Myers; Daniel Leary  
**Cc:** Sadowsky, Steve; Haase, Victoria (Tori)  
**Subject:** 311 Leland St. (HDP-2014-0148)

Dear Chair Limbacher and Commissioners,

This court of four charming 1936 Tudor Revival cottages are a unique feature in Travis Heights. There are people who are interested in buying and preserving this court. I ask that you consider denying or delaying the release of the demolition/relocation permit to give the neighborhood more time to work with the owner in finding a solution that might save this historic property.

Thank you.

Michele Webre, Coordinator  
Travis Heights-Fairview Park Historic District Project  
[HistoricTravisHeights.org](http://HistoricTravisHeights.org)

**Haase, Victoria (Tori)**

D.2

**From:** Casey Gallagher [REDACTED]  
**Sent:** Monday, April 28, 2014 1:52 PM  
**To:** Limbacher, Laurie - BC; Roberts, Andrea - BC; Wolfenden-Guidry, Leslie - BC; Galindo, Mary - BC; John Rosato; Terri Myers; Daniel Leary; Sadowsky, Steve; Haase, Victoria (Tori)  
**Subject:** 311 Leland Demolition Permit

HDP. 2014 -0148

Dear Chair Limbacher and Commissioners:

I am a resident of Travis Heights and Preservation Consultant, and strongly oppose the demolition of the small cottages at 311 Leland. These cottages are completely intact, and contribute important and irreplaceable character to the neighborhood.

I hope the commission will encourage the owner to reconsider his application for demolition, and that these small cottages are able to survive. While it is a unique property, I think there are many possibilities for it in the future, and that they can continue to play an important role in the character of our neighborhood in the future.

As you know, Travis Heights is still in the process of trying to obtain a local historic district, and we have made some good progress on that front. The effort might focus more on the Bluebonnet Addition section (making it a smaller independent district first), which includes these cottages - and they are an important contributing property to that district.

Thank you,

Casey Gallagher

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**Case Number(s):** HDP-2014-0157 PR-14-019997

**Contact:** Steve Sadowsky. 512-974-6454

**Public Hearing:** March 24, 2014 Historic Landmark Commission

DONNA ENDRES

Your Name (please print)

901 W. 31st St.

Your address(es) affected by this application

Donna Endres

Signature

Comments:

Strongly oppose.

Date

3/18/14

☐ I am in favor  
☒ I object

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Steve Sadowsky

P. O. Box 1088

Austin, TX 78767-8810

Fax Number: (512) 974-9104

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Case Number(s): HDP-2014-0157 PR-14-019997

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: March 24, 2014 Historic Landmark Commission

D.3

HOLLY COOPER, DAVIS, OLD

Your Name (please print)

900 W. 30TH

Your address(es) affected by this application

*[Signature]*

Signature

MAR 17

Date

2014

Comments: WE HAVE LIVED NEXT

TO THIS BRICK HOUSE FOR

ALMOST 25 YEARS. OUR

PROPERTIES HAVE BEEN

PROTECTED BY THE OLD

OAK TREES. IF THIS

COTTAGE IS DEMOLISHED

WE WORRY THAT THE

COMPLEXION OF THE ENTIRE

NEIGHBORHOOD COULD BE

(SEE

ATTACHED

SITE)

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CHALLENGED FOR THE WORKS. ALREADY ON THE SOUTHSIDE OF 30TH STREET. FAMILY HOMES HAVE BEEN CONVERTED TO STUDENT HOUSING. IF 902 IS DEMOLISHED IT COULD BECOME A DOMINO EFFECT ON THE NORTH SIDE OF THE STREET. WE ARE SO OPPOSED TO THIS DEMOLITION BY A DEVELOPER/INVESTOR WHO DOES NOT LIVE IN AUSTIN AND WHO OBVIOUSLY HAS NO FEEL FOR THE NEIGHBORHOOD. WE HAVE APPARENTLY WITH THE HISTORIC NEIGHBORHOOD WHICH WE LIVE AND WHICH WE CARE ABOUT.



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Case Number(s): HDP-2014-0157 PR-14-019997

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: March 24, 2014 Historic Landmark Commission

Your Name (please print) Kyla Jimenez-Johnson Williams

Your address(es) affected by this application 3012 West Avenue 78705

Your Signature Kyla Jimenez Date 3/19/2014

☐ I am in favor  
☒ I object

Comments:

It's problematic that this small neighborhood which has some of the oldest houses in Austin, is slowly turning into an area with many 6+ bedroom houses that cater to UT students who can afford \$1000/month/room. This issue will forever change the character of one of Austin's true historic neighborhoods. We are not opposed to responsible student renting houses. We are opposed to the demolition of perfect good

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Steve Sadowsky

P. O. Box 1088

Austin, TX 78767-8810

Fax Number: (512) 974-9104

Thanks for your time!  
In the meantime, those of us who have invested time, \$, effort in maintaining our

old homes for the financial benefit of real estate investors. It's sad, really, homes and raising families in them, we have no other choice but to watch.

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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
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Case Number(s): **HDP-2014-0157 PR-14-019997**

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: March 24, 2014 Historic Landmark Commission

☐ I am in favor

☒ I object

Your Name (please print)

LUZIE CLARK

Your address(es) affected by this application

3011 WEST AVE

3/20/14

Date

Comments:

2 HEMLOCK TREES ON THIS LOT  
MUST BE PRESERVED, SWEENEY LIMITED  
DEVELOPABLE AREA. TREES WILL BE  
HARMED IMMEDIATELY IF DEVELOPMENT  
PROCEEDS ACCORDING TO THIS  
PERMIT.

If you use this form to comment, it may be returned to:

City of Austin

Planning and Development Review Department

Steve Sadowsky

P. O. Box 1088

Austin, TX 78767-8810

Fax Number: (512) 974-9104

## PUBLIC HEARING INFORMATION

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D.3

Case Number(s): HDP-2014-0157 PR-14-019997

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: March 24, 2014 Historic Landmark Commission

Your Name (please print) Marc McDaniel

811 W 31st Street

Your address(es) affected by this application

[Signature]

Signature

3/18/2014

Date

☐ I am in favor  
☒ I object

Comments:

Demolition of this house would likely result in the destruction of the ~~the~~ heritage past oak trees. The developer ~~period~~ should be made aware of ~~the~~ Austin's tree protection before the trees are "accidentally" damaged or removed. This house is unusual because it is the oldest and one of the few brick houses in the neighborhood.

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Fax Number: (512) 974-9104

Before the developers invest in this property for college student housing, they should be made aware of the

new occupancy limits for unrelated persons residing in Austin

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D.3

Case Number(s): HDP-2014-0157 PR-14-019997

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: March 24, 2014 Historic Landmark Commission

Martha Zornes trustee ~~Martha Zornes~~  
Your Name (please print) ~~Martha Zornes~~

903 W. 30th St. Austin, TX 78705

☒ I am in favor  
☐ I object

Your address(es) affected by this application

3-15-14

Date

Martha Zornes

Signature

Comments:

We have no objections to the demolition of the 903 W. 30th St. structures. We do not believe it has any significant historic value and can be demolished.

If you use this form to comment, it may be returned to:

City of Austin

Planning and Development Review Department

Steve Sadowsky

P. O. Box 1088

Austin, TX 78767-8810

Fax Number: (512) 974-9104



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D-3

Case Number(s): HDP-2014-0157 PR-14-019997

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: March 24, 2014 Historic Landmark Commission

Your Name *(please print)* Jacqueline Kelly and Rob Duncan

904 W. 30th St, Austin 78703

Your address(es) affected by this application

[Signature]  
Signature

3/18/14  
Date

Comments:

The present property at 902 W. 30th St. is a tiny house on a tiny lot. I understand the developer wants to tear it down and replace it with a big house - on a tiny lot. In addition to this, there is little to no street parking left on either 30th St. or 30 1/2 St. Both streets are filled with parked cars on both sides of the road so that they are reduced to, essentially, one-lane streets. Increased occupancy means we will have to start parking. If you use this form to comment, it may be returned to: on another street.

City of Austin

Planning and Development Review Department

Steve Sadowsky

P. O. Box 1088

Austin, TX 78767-8810

Fax Number: (512) 974-9104

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Case Number(s): HDP-2014-0157 PR-14-019997

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: March 24, 2014 Historic Landmark Commission

*Mandi Murphy*  
Your Name (please print)

*- 3106 Grandview St. -*

Your address(es) affected by this application

*Mandi Murphy*  
Signature

Date

*19 March 2014*

Comments:

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City of Austin

Planning and Development Review Department

Steve Sadowsky

P. O. Box 1088

Austin, TX 78767-8810

Fax Number: (512) 974-9104

902 W 30

**Sadowsky, Steve**

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**From:** Galindo, Mary - BC  
**Sent:** Monday, April 28, 2014 1:05 PM  
**To:** Sadowsky, Steve; laurie.limbacher@austintexas.gov; Andrea R. Roberts; Daniel Leary; 'John Rosato'; Terri Myers; Leslie Wolfenden  
**Subject:** FW: demo at 902 W. 30th ST.  
**Attachments:** DSC05981.JPG; DSC05953.JPG

FYI

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**From:** Dana Anthony [REDACTED]  
**Sent:** Monday, March 31, 2014 10:16 AM  
**To:** Galindo, Mary - BC  
**Subject:** Re: demo at 902 W. 30th ST.

Hello Mary Jo,

Below might be more than you want to hear about this but....

I am completing the site form at this time. Mr. Olds does have some interesting pieces collected from his property and a few from places to the north. He also described what he had collected and gave to the former property owner at 902 W. 30th. He told me it included a uniface, biface, and lots of flakes and chips. No reason to I could tell to not include both properties as one site. Turns out that his property is full of alluvial cobbles-chert and quartzite so plenty of good material for tool making. No diagnostics though but I am guessing Late Archaic.

Just a guess. Bad thing though with his and the 902 property is how disturbed the ground surface is probably from the time it was first developed. Several feet of earth of been removed to level the lots and who knows where that soil was pushed. I suspect downhill to the south but maybe further to the west. Thought it is clear the materials are "real" and from close proximity to his place and 902 it is impossible to say exactly where they originated. He also said he had a piece of obsidian. I have not seen that yet but I don't think it would change the assessment of the site as non-eligible.

Neighbors on 31st allowed us to view some construction pits in the backyard and they have some intact soil. Two flakes were seen about 20-30cm below the surface but I can't decide whether or not to include it with the Olds site. All of these yards have been landscaped or gardens through the years and even though buried the materials are likely very mixed.

Perhaps more important is the fact we have several springs around the neighborhood and one just a stone's throw from Mr. Olds property in an alleyway running up to 31st. There is always standing water here! On 31st at the intersection with West a site was recorded in 1972 by students of Mott Davis. They excavated a 5x5' unit and found alluvial cobbles and flakes. Previously, "projectile points" had been collected but they did not mention what types. A neighbor at the time told them her husband as a child (1930s) used to collect arrowheads from the property! Who knows exactly what they were as that is a catch-all for lots of things. However, the daughters still own the house and I might be able to track down those pieces. HOWEVER, this does not help with 902.

Nice raw material up here so no surprise we have sites but unfortunately, the situation on 30th where 900 and 902 are located, particularly the rear of the properties facing 30 1/2, are very disturbed. I wish it wasn't so.

Dana

On 3/31/2014 9:37 AM, Galindo, Mary - BC wrote:

> Thank you, Dana. I look forward to hearing about what you find. Mr. Olds brought some artifacts to the meeting. I'm glad he is following through with you.

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Case Number(s): **HDP-2014-0176 PR-14-021776**  
Contact: Steve Sadowsky, 512-974-6454

### Public Hearing:

April 28, 2014 Historic Landmark Commission

David Plutowski, P.E.

Your Name (please print)

1805 Haskell St., Austin, TX 78702

Your address(es) affected by this application

David Plutowski: 4-19-14

Signature

Date

Comments: I fully support demolition of the existing house as it is run down and is of no historical significance, and needs to be torn down and replaced and property improved. Negligence of property from previous owner has left the house unrepairable.

If you use this form to comment, it may be returned to:

City of Austin  
Planning and Development Review Department  
Steve Sadowsky  
P. O. Box 1088  
Austin, TX 78767-8810  
Fax Number: (512) 974-9104



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D.4

Case Number(s): HDP-2014-0176 PR-14-021776

Contact: Steve Sadowsky, 512-974-6454

### Public Hearing:

April 28, 2014 Historic Landmark Commission

Gerald Kraft

Your Name (please print)

1907 Hqs Kell St. Austin TX 78702

Your address(es) affected by this application

Signature

Date

Comments: The residency at 1905 has been a source of criminal activity including shooting out my windows at my property since my ownership in 2007 at 1905 Haskell St. The Mc Mansion Law needs to be properly conformed to including height of the new structure and roof lines incl. angle of roof per Fence Line rules (15' height fence the 45° angle so as to not block light of neighboring property. Siding style and Architecture is also important as this is not a Round Rock Subdivision. If you use this form to comment, it may be returned to:

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Steve Sadowsky

P. O. Box 1088

Austin, TX 78767-8810

Fax Number: (512) 974-9104

also important. That Survey also applies incl. Fencing Mc Mansion Law rules.

over

APR 24 2014

3505 Mt Barker

**Sadowsky, Steve**

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**From:** Haase, Victoria (Tori)  
**Sent:** Monday, April 28, 2014 1:28 PM  
**To:** Sadowsky, Steve  
**Subject:** FW: Notice of Historic Landmark Commission review for 3505 Mount Barker Drive demolition

Tori Haase

Senior Planner  
Historic Preservation Office  
City of Austin, Planning and Development Review  
505 Barton Springs Road, 5th Floor  
Austin, Texas 78704  
P: 512 974-2727  
F: 512 974-9104

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**From:** Bellissima Builders [mailto:...]  
**Sent:** Friday, April 25, 2014 5:15 PM  
**To:** Haase, Victoria (Tori)  
**Cc:** 'kim vaughan'; [jim@madigancustomhomes.com](mailto:jim@madigancustomhomes.com)  
**Subject:** RE: Notice of Historic Landmark Commission review for 3505 Mount Barker Drive demolition

Dear Tori,

I have seen the agenda for the HLC meeting and we see that Steve Sadowsky is recommending a postponement until the original architect has been determined. The owners have the original architectural drawings and his name is J.E. McKee with a date drawn in November 1956.

Also, know that the owners spent many months trying to put together a plan to renovate the existing property but after much time and expense, it was determined that it was neither structurally nor financially viable to renovate and satisfy the needs of the owners.

We certainly hope with this information that Steve will not recommend a postponement and allow the owners to move forward with their project.

Best,

Rose Gabriel  
General Contractor  
Bellissima Builders, LLC  
512-323-6762

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**From:** Haase, Victoria (Tori) [mailto:[Tori.Haase@austintexas.gov](mailto:Tori.Haase@austintexas.gov)]  
**Sent:** Wednesday, April 2, 2014 10:01 AM  
**To:** [Rose@bellissimabuilders.com](mailto:Rose@bellissimabuilders.com)  
**Subject:** Notice of Historic Landmark Commission review for 3505 Mount Barker Drive demolition

Dear applicant/owner,

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**Case Number(s):** HDP-2014-0181 PR-14-022247

**Contact:** Steve Sadowsky, 512-974-6454

### Public Hearing:

April 28, 2014 Historic Landmark Commission

*Ad Mattew*

Your Name (please print)

☐ I am in favor  
☒ I object

Your address(es) affected by this application

*Steve Sadowsky*

Signature

Date

Comments:

If you use this form to comment, it may be returned to:

City of Austin

Planning and Development Review Department

Steve Sadowsky

P. O. Box 1088

Austin, TX 78767-8810

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**PDRD/CHPO**

**APR 30 2014**

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D-12

**Case Number(s):** HDP-2014-0259 PR-14-031864

**Contact:** Steve Sadowsky, 512-974-6454

**Public Hearing:**

April 28, 2014 Historic Landmark Commission

Mark F Moore

Your Name (please print)

1404 Meriden Lane 78703

Your address(es) affected by this application

*[Signature]* 4/21/14  
Date

Signature

Comments:

If you use this form to comment, it may be returned to:

City of Austin

Planning and Development Review Department

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P. O. Box 1088

Austin, TX 78767-8810

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D-13

**Case Number(s): HDP-2014-0261 PR-14-023306**

**Contact:** Steve Sadowsky, 512-974-6454

**Public Hearing:**

April 28, 2014 Historic Landmark Commission

**Maria-Carmen Salas**

Your Name (*please print*)

1112 E. 8th St.

Your address(es) affected by this application

Maria-Carmen Salas

Signature

Date

Comments:

☒ I am in favor  
☐ I object

If you use this form to comment, it may be returned to:

City of Austin  
Planning and Development Review Department  
Steve Sadowsky  
P. O. Box 1088  
Austin, TX 78767-8810  
Fax Number: (512) 974-9104



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Case Number(s): **HDP-2014-0271 PR-14-032832**

Contact: Steve Sadowsky, 512-974-6454

Public Hearing:

April 28, 2014 Historic Landmark Commission

Steve Beverlin

Your Name (please print)

2605 Woodmont

Your address(es) affected by this application

Sam Dym

Signature

Comments:

Date

4/19/14

☒ I am in favor  
☐ I object

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City of Austin

Planning and Development Review Department

Steve Sadowsky

P. O. Box 1088

Austin, TX 78767-8810

Fax Number: (512) 974-9104

**PDRD/CHPO**

**APR 24 2014**

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D.15

**Case Number(s):** HDP-2014-0271 PR-14-032832

**Contact:** Steve Sadowsky, 512-974-6454

**Public Hearing:**

April 28, 2014 Historic Landmark Commission

<input checked="" type="checkbox"/> I am in favor <input type="checkbox"/> I object
--

Ann Lowry  
Your Name (please print)

1906 Exposition Blvd  
Your address(es) affected by this application

\_\_\_\_\_

Ann Lowry \_\_\_\_\_  
Signature Date

Comments:

\_\_\_\_\_  
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Case Number(s): HDP-2014-0271 PR-14-032832

Contact: Steve Sadowsky, 512-974-6454

Public Hearing:

April 28, 2014 Historic Landmark Commission

Tim Johnson

Your Name (please print)

2901 CATERAY LANE

Your address(es) affected by this application

Signature

Comments:

Date

I strongly value  
m.d. PARKER TO TEAR  
DOWN THIS EYESORE &  
MAXIMIZE THE VALUE  
OF HIS LOT INVESTMENT.

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Planning and Development Review Department  
Steve Sadowsky  
P. O. Box 1088  
Austin, TX 78767-8810  
Fax Number: (512) 974-9104



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Case Number(s): HDP-2014-0272 PR-14-032740

Contact: Steve Sadowsky, 512-974-6454

Public Hearing:

April 28, 2014 Historic Landmark Commission

DONNA J. MORROW

Your Name (please print)

504 TERRACE DR.

Your address(es) affected by this application

Donna J. Morrow

Signature

Date

4/25/14

Comments: I understand that Ben Stark intends to build a deck out from the second story. This would invade privacy & peace of surrounding homes. The place will apparently be a STR, meaning there would be much loud music & partying. We are a quiet residential neighborhood & this planned building is at odds with its historic VETERAN surroundings!

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City of Austin

Planning and Development Review Department

Steve Sadowsky

P. O. Box 1088

Austin, TX 78767-8810

Fax Number: (512) 974-9104

Also - Steve to Cant accommodate many visiting cars.

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**Haase, Victoria (Tori)**

D.14

**From:** Angela Reed [redacted]  
**Sent:** Sunday, April 27, 2014 9:31 PM  
**To:** Limbacher, Laurie - BC; Roberts, Andrea - BC; Wolfenden-Guidry, Leslie - BC; Galindo, Mary - BC; John Rosato; Terri Myers; Daniel Leary; Sadowsky, Steve; Haase, Victoria (Tori)  
**Subject:** 509 Lockhart Dr., HDP-2014-0272; PR-14-032740

Dear Chair Limbacher and Commissioners,

I am a neighbor/property owner near the above referenced property and I ask that you delay releasing the demolition permit for the two houses at 509 Lockhart Dr. We would like to see if there are alternatives to demolition. Lockhart Dr. is currently historically intact with 100% of the properties contributing to a pending Local Historic District within the Travis Heights neighborhood. I am writing with the request that a decision on demolition is delayed until neighbors have an opportunity to talk with the developer about the plans he has for this property.

Thank you,

Angela Reed  
1924 Newning Ave.  
78704

**Haase, Victoria (Tori)**

D.16

**From:** Parry Gettelman <[REDACTED]>  
**Sent:** Sunday, April 27, 2014 11:53 PM  
**To:** Limbacher, Laurie - BC; Roberts, Andrea - BC; Wolfenden-Guidry, Leslie - BC; Galindo, Mary - BC; John Rosato; Terri Myers; Daniel Leary; Sadowsky, Steve; Haase, Victoria (Tori)  
**Subject:** 509 Lockhart Dr. (HDP-2014-0272; PR-14-032740)

Dear Commissioners,

I live two doors down from 509 Lockhart Dr., and I am hoping that you will delay issuing a demolition permit for these two houses. The street has remained McMansion-free so far, and all the properties presently would qualify as contributing to the Local Historic District many neighbors have been working toward. Neighbors would like more time to talk with the developer about what is going to happen to this property, in hopes that changes will be in keeping with the vintage South Austin atmosphere of the street.

Thank you for your consideration,

Barbara P. Gettelman  
505 Lockhart Dr.  
78704

**Haase, Victoria (Tori)**

D.16

**From:** Donna Morrow  
**Sent:** Saturday, April 26, 2014 9:25 PM  
**To:** Limbacher, Laurie - BC; Roberts, Andrea - BC; Wolfenden-Guidry, Leslie - BC; Galindo, Mary - BC; John Rosato; Terri Myers; Daniel Leary; Sadowsky, Steve; Haase, Victoria (Tori); Donna Morrow  
**Subject:** 509 Lockhart Dr

Dear Chairman Limbacher and Commissioners:

I am a neighbor and property owner for 34 years at 504 Terrace Dr. The property at 509 Lockhart is within 100 ft of my home. We would like to see if there are alternatives to demolition of 509 Lockhart. Lockhart Dr. is historically intact with 100% contributing properties (as is mine in the adjacent block) to a pending Local Historic District within the Travis Heights neighborhood. It would not be an undue burden if a decision on demolition is delayed until neighbors have an opportunity to talk with the developer about the plans he has for this property.

Thank you,

Donna Morrow  
504 Terrace Dr.  
512-442-3669  
[dmorrow61@gmail.com](mailto:dmorrow61@gmail.com)

**Haase, Victoria (Tori)**

D.16

**From:** Ron Bravenec <[REDACTED]>  
**Sent:** Saturday, April 26, 2014 7:02 PM  
**To:** Limbacher, Laurie - BC; Roberts, Andrea - BC; Wolfenden-Guidry, Leslie - BC; Galindo, Mary - BC; John Rosato; Terri Myers; Daniel Leary; Sadowsky, Steve; Haase, Victoria (Tori)  
**Cc:** Michele Webre  
**Subject:** Demolition Permit for 509 Lockhart Dr.

Historic Landmark Commissioners,

I am voicing my opposition to not only the demolition permit for the two houses at 509 Lockhart Dr., but also the plans for the new structures that would destroy the character of the neighborhood. The proposed decks ("party decks") would no doubt contribute to noise, cigaretter smoke, etc., which would torment the neighbors.

Thank you for your consideration.

Ron and Alison Bravenec  
503 Lockhart Dr.  
Austin, TX 78704

(512) 800-3327  
[rvbravenec@gmail.com](mailto:rvbravenec@gmail.com)

**Haase, Victoria (Tori)**

D.16

**From:** Beth Borack <[REDACTED]>  
**Sent:** Monday, April 28, 2014 2:01 PM  
**To:** Limbacher, Laurie - BC; Roberts, Andrea - BC; Wolfenden-Guidry, Leslie - BC; Galindo, Mary - BC; John Rosato; Terri Myers; Daniel Leary; Sadowsky, Steve; Haase, Victoria (Tori)  
**Subject:** 509 Lockhart Drive (HDP-2014-0272; PR-14-032740)

Dear Chair Limbacher and Commissioners,

I am a neighbor/property owner to this property and I ask that you delay releasing the demolition permit for the two houses at 509 Lockhart Dr. We would like to see if there are alternatives to demolition. Lockhart Dr. is historically intact with 100% contributing properties to a pending Local Historic District within the Travis Heights neighborhood and it would not be an undue burden if a decision on demolition is delayed until neighbors have an opportunity to talk with the developer about the plans he has for this property. The demolition would lead to a vastly different house(s) than are currently in the neighborhood and it would be ridiculous for this plan to be approved!

Thank you.

Elizabeth Borack  
514 Lockhart Drive

--

**Elizabeth Borack, L.Ac.**  
Highland Lakes Acupuncture  
512-686-6709  
[www.highlandlakesacupuncture.com](http://www.highlandlakesacupuncture.com)



509 Lockhart

**Sadowsky, Steve**

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**From:** Pratibha [REDACTED]  
**Sent:** Monday, April 28, 2014 10:05 AM  
**To:** Limbacher, Laurie - BC; Roberts, Andrea - BC; Wolfenden-Guidry, Leslie - BC; Galindo, Mary - BC; John Rosato; Terri Myers; Daniel Leary; Sadowsky, Steve; Haase, Victoria (Tori)  
**Subject:** 509 Lockhart Dr. (HDP-2014-0272; PR-14-032740)

Dear Chair Limbacher and Commissioners,

I am a property owner on Lockhart Drive and live across the street from this property. I ask that you delay releasing the demolition permit for the two houses at 509 Lockhart Drive.

We would like to see if there are alternatives to demolition. Lockhart Dr. is historically intact with 100% contributing properties to a pending Local Historic District within the Travis Heights neighborhood and it would not be an undue burden if a decision on demolition is delayed until neighbors have an opportunity to talk with the developer about the plans he has for this property.

Thank you.

Pratibha J. Shenoy  
510 Lockhart Drive  
Austin, TX 78704

509 Lockhart

Sadowsky, Steve

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**From:** Valerie Castillo [REDACTED]  
**Sent:** Sunday, April 27, 2014 10:26 PM  
**To:** laurie.limbacher@austintexas.gov; andrea.roberts@austintexas.gov; Leslie.wolfenden-guidry@austintexas.gov; mary.galindo@austintexas.gov; john@swsg.com; terrimyrs@preservationcentral.com; gardens0\_4@yahoo.com; Sadowsky, Steve; Haase, Victoria (Tori)  
**Subject:** 509 Lockhart Dr (HDP-2014-0272; PR-14-032740)

Dear Chair Limbacher and Commissioners:

I am writing on behalf of myself and my aunt who is a property owner at 510 Terrace Dr, close to the property referenced above (509 Lockhart Dr).

We are concerned about the design features the developer of this property is planning, especially the plans for side balconies and a deck over the carport which, while certainly attractive features for buyers or renters, are not conducive to maintaining the privacy and quiet enjoyment of *our* neighborhood.

Thus, I would like to ask for a delay in releasing the demolition permit for 509 Lockhart Dr, in the hopes that we can speak with the developer to learn more about his plans and to voice our concerns.

Thank you for your consideration,

Valerie D. Castillo  
510 Terrace Dr  
Austin, TX 78704

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D.18

**Case Number(s):** HDP-2014-0284 PR-14-034047**Contact:** Steve Sadowsky, 512-974-6454**Public Hearing:**

April 28, 2014 Historic Landmark Commission

James VanBuskirk

Your Name (please print)

☒ I am in favor  
☐ I object1800 Riverview St., Austin, TX 78702

Your address(es) affected by this application

[Signature]  
Signature4-21-2014  
DateComments: I am in favor of demolition.

If you use this form to comment, it may be returned to:

City of Austin

Planning and Development Review Department

Steve Sadowsky

P. O. Box 1088

Austin, TX 78767-8810

Fax Number: (512) 974-9104

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Case Number(s): **HDP-2014-0284 PR-14-034047**

Contact: Steve Sadowsky, 512-974-6454

### Public Hearing:

April 28, 2014 Historic Landmark Commission

David Plotowski, P.E.

Your Name (please print)

1805 Haskeil St., Austin, 78702

Your address(es) affected by this application

David Plotowski 4-19-14

Signature

Date

☒ I am in favor  
☐ I object

Comments: I fully support demolition  
of the existing house and impede-  
ments to the neighborhood and  
this property. The existing house  
is deteriorated beyond cost  
effective repair. This random  
house holds no historical  
significance. Negligence of previous  
property owner has caused total  
disrepair.

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P. O. Box 1088

Austin, TX 78767-8810

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Case Number(s): **HDP-2014-0284 PR-14-034047**

Contact: Steve Sadowsky, 512-974-6454

### Public Hearing:

April 28, 2014 Historic Landmark Commission

*Gerald Kraft*

Your Name (please print)

*1907 Haskell St*

Your address(es) affected by this application

*1907 Haskell St*

Signature

Date

Comments:

*Please be aware of proper setbacks from the sidewalk when the new home is built.*

☐ I am in favor  
☐ I object

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City of Austin

Planning and Development Review Department

Steve Sadowsky

P. O. Box 1088

Austin, TX 78767-8810

Fax Number: (512) 974-9104

**PDRD/CHPO**

**APR 24 2014**





Historical Landmark Commission  
City of Austin

Re: 1905 Haskell Demolition Permit

Honorable Board Members,

We support Newcastle Homes' efforts to demolish the dilapidated structure at 1905 Haskell. The home has been abandoned for quite some time, is infested with cats and pests, and is a danger to and eyesore in the neighborhood.

Further, Newcastle has an outstanding track record of developing homes at a variety of price points, using creative techniques to create smaller/more affordable housing options, using top quality green building techniques, and employing local labor.

Newcastle also, as the HLC and City Staff know, has a proven history of cooperating with the City, local neighborhood groups, and immediate neighbors to cooperate on design so the houses they build are scaled appropriately for and fit in well with the neighborhood. They also build for owner occupants that become active parts of the community, not for investors or renters.

Lastly, Newcastle is very active in the local community, participating with local groups like Hermanos de East Austin to help neighbors in need, supporting Habitat for Humanity, and more.

Please approve their permit request—they are a truly local family business helping our community in many ways and deserve our support.

Sincerely,

Jose Velasquez  
Founder/President

J.velasquez@hermanosdeeastaustin.com  
512-695-4657





DESIGN . BUILD  
DEVELOPMENT & INVESTMENT

**NEWCASTLE HOMES**

Historical Landmark Commission  
City of Austin

Re: 1905 Haskell Demolition Permit

Honorable Board Members,

I support Newcastle Homes' efforts to demolish the dilapidated structure at 1905 Haskell. The home has been abandoned for quite some time, is infested with cats and pests, and is a danger to and eyesore in the neighborhood.

Further, Newcastle has an outstanding track record of developing homes at a variety of price points, using creative techniques to create smaller/more affordable housing options, using top quality green building techniques, and employing local labor.

Newcastle also, as the HLC and City Staff know, has a proven history of cooperating with the City, local neighborhood groups, and immediate neighbors to cooperate on design so the houses they build are scaled appropriately for and fit in well with the neighborhood. They also build for owner occupants that become active parts of the community, not for investors or renters.

Lastly, Newcastle is very active in the local community, participating with local groups like Hermanos de East Austin to help neighbors in need, supporting Habitat for Humanity, and more.

Please approve their permit request—they are a truly local family business helping our community in many ways and deserve our support.

Sincerely,

Alan Moser  
37 Chico



D.18



DESIGN . BUILD  
DEVELOPMENT & INVESTMENT

**NEWCASTLE HOMES**

Cecelia Russell  
1903 Haskell  
Austin, TX 78702

Historical Landmark Commission  
City of Austin

Re: 1905 Haskell Demolition Permit

Honorable Board Members,

own  
My name is Cecelia Russell and I live next door, at 1903 Haskell. I adamantly support Newcastle Homes' efforts to demolish the dilapidated structure at 1905 Haskell. The home has been abandoned for quite some time, is infested with cats and pests, and is a danger to and eyesore in the neighborhood. They have already initiated a cordial and cooperative relationship with me and taken care of some desperately needed tree work that improve the properties and increases safety.

Further, Newcastle already has plans to build a green home for a local couple that are enthusiastic about becoming a part of the Holly community, and I am sure the home will be beautiful, green, and fit in nicely.

Please approve their permit request—they are a truly local family business helping our community in many ways and deserve our support.

Sincerely,

  
Cecelia Russell





DESIGN . BUILD

**NEWCASTLE HOMES**

austinnewcastlehomes.com

**1905 Haskell****CURRENT STATUS OF STRUCTURE**

- CITY STAFF RECOMMENDS REALSEING DEMO PERMIT
- Abandoned, close to code enforcement issue with the BSC due to prior neglect of previous owner
- Newcastle and independent framers and remodelers all deem the house unsalvageable.
- Multiple movers deemed the house unmovable for structural reasons and unfeasible economically.
- A local expert at analyzing houses to see if they are salvageable conducted an independent analysis of this property and found it a total demo (see attached).

**COMMUNITY OUTREACH**

- Newcastle has an outstanding and proven track record of cooperating with the communities it works in, local neighborhood associations, East Side non-profits, and the HLC.
- For this project we communicated with:
  - the next door neighbor at 1903 Haskell,
  - a local historian who lives 3 blocks away,
  - the Holly Neighborhood Association,
  - the East Cesar Chavez NPT,
  - Hermanos de East Austin, a local non-profit that advocates for families in East Austin.
- Support:
  - All of the above support our endeavor, noting that Holly Neighborhood Association cannot draft an letter in support since they do not have an open agenda slot until June 2014, and the ECC NPT did not draft a letter since this property falls within the Holly area, not theirs (see attached).

**PROPOSED PROJECT**

- Will be owner occupied by local Austinites, eager to join the Holly community (see attached).
- Will be designed by a local architect who lives in East Austin who is well-respected by the Holly NA.
- Will NOT be an investment or rental property.
- Will NOT be a modern, boxy McMansion (see attached).
- Will fit in the local architectural vernacular, be properly scaled, and ENERGY STAR-certified green.
- Will not require any variances or code exemptions.

**WHO WE ARE**

- A truly local family business run by UT graduate and his mom.
- Actively engaged with East Side community programs befitting the neighborhoods of 78702. (Recently remodeled bathroom at 80 San Marcos pro bono in conjunction with Hermanos De East Austin to assist Senor Palomares in dealing with Alzheimer's Disease. Project photos and details available upon request.)



Elizabeth Walsh

Apr 16 (5  
days ago)

to me, franny, Cynthia, Ana, Elizabeth

Sounds great. Francois is a dear friend of mine.

Glad to hear you've been supporting Hermanos de East Austin, and are active with home repair projects for elders here. Wonderful.

None of us will be there opposing it, but we can't get a letter for you before 4-28.

Cheers,  
Elizabeth

On Wed, Apr 16, 2014 at 12:16 PM, newcastle homes <[newcastle512@gmail.com](mailto:newcastle512@gmail.com)> wrote:  
hi elizabeth,

thanks for the reply and kind words! i have not reached out to them but would happy to! the architect will be francois levy, who lives just off east 11th. we did 1704 canterbury with him as well as 2004 holly, fyi--not modern mcnmansion boxes!

we would love to come to the social in may, thanks for the invite! where can i find specifics and is there anything Newcastle to do to help/sponsor/support? we truly are a local family biz and engaged! we just partnered with hermanos de east austin to do a pro bono for the palomares family at 80 san marcos--we remodeled their bathroom so senior palomares, who is suffering from alzheimer's and kept tripping on his tub, can be bathed by his nurse safely. have some really cool before and after pics!

as for a request, i would love for you to support our endeavor, and if you are not able to that, to at least not oppose it at the HLC meeting 4-28.

thanks,  
l e x

**n e w c a s t l e   h o m e s**  
design \* build \* develop  
[austinnewcastlehomes.com](http://austinnewcastlehomes.com)  
o [512.454.4600](tel:512.454.4600)  
m [512.796.5707](tel:512.796.5707)

On Wed, Apr 16, 2014 at 12:10 PM, Elizabeth Walsh <[elizabeth.walsh@gmail.com](mailto:elizabeth.walsh@gmail.com)> wrote:  
Hi, Lex,

Sounds like you've got a great project going. Do you have a request of us?

Our next HNC meeting won't be until June - our May meeting will be a social one in the park. You and the future neighbors would be welcome to attend and meet people.

Out of curiosity, who is your architect?

Have you reached out to the East Town Lake Citizens Neighborhood Association? I know several of their leaders live on Haskell. You might want to do your courtesy reach out to Bertha Marie Delgado <[mariedelgado267@yahoo.com](mailto:mariedelgado267@yahoo.com)> if you haven't.

Cheers,  
Elizabeth

On Wed, Apr 16, 2014 at 11:54 AM, newcastle homes <[newcastle512@gmail.com](mailto:newcastle512@gmail.com)> wrote:  
hello,

after working with the family to clear title, my mom and i (that is who Newcastle is!) recently acquired this property. it is in awful condition (see:<https://www.dropbox.com/sh/31vallk60z7maz1/KDUErrwu0L> ) pics but we reached out to some house movers and non-profits to see if they wanted the structure. none were interested, saying the home will not take the move/it would not make economic sense. this, we filed for a demo permit.

the city just informed us we will need to go to the HLC 4-28. i am voluntarily reaching out to you, apologizing for the fact that i missed the last meeting, but i just did not know!

some important things to note in addition to the state of the home/that no one wants the structure:

- city staff recommendation for demo pending, as soon as the agenda for the HLC meeting comes out

- we have spoken with the neighbors, and have their support,

- we have support from other home-owners that live nearby and non-profit group active in the area,

- we are hearing rumblings from code enforcement that the structure is unsafe, a nuisance, and needs to go,

- the home we will build there is NOT an investment property/rental nor a spec and will be owner occupied by local austinites eager to become part of the holly community (see attached letter), and

- the home we build will not be a boxy/modern, mcmansion! rather it will be a more craftsman design, completely in scale with the surroundings, and very green, as well as fit in with the local architectural vernacular (and designed by an architect who is truly a local east side resident!).

thanks for your attention to this matter; please let me know if i can answer any questions!

thanks,  
lex

**n e w c a s t l e   h o m e s**