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A.I

July 25, 2014

Chair Laurie Limbacher and Commissioners
Historic Landmark Commission
City of Austin
Post Office Box 1088
Austin, TX 78767-8865
Sent via E-mail

Re: 3805 Red River, C14H-2014-0007

Dear Chair Limbacher and Commissioners:

Preservation Austin would like to express its support for a positive resolution to the case involving a request to demolish the home located at 3805 Red River Street. The house is an extremely intact, and very rare, residential example of the Streamline Moderne style in Austin, and is located on a very prominent corner at the intersection of two major thoroughfares giving it great visual prominence.

We understand that the current owner(s) have presented the house as being in a condition of deterioration beyond repair, and that a brief engineer's report to that affect has been submitted to the Historic Landmark Commission. However, we also understand that Pat Sparks, a prominent, local, structural engineer with extensive experience in historic buildings, has also visually inspected the house. His report indicating that minimal structural intervention is needed will be presented to the Historic Landmark Commission.

Preservation Austin joins Austin citizens, and other advocacy organizations such as MidTexMod and Preservation Texas in advocating for a positive resolution for this important building. One that will allow for the continued productive use of the house, as well as provide the current owner(s) a financial return on the property either through their own rehabilitation of the property, or through a new owner taking on the stewardship of this important architectural landmark. Preservation Austin can provide information to the current, or new owners, regarding financial incentives such as local, state and federal tax incentives that may be available to assist in such a rehabilitation.

The loss of this home would constitute a significant gap in Austin's architectural history, and would be decision that could not be reversed. We urge all involved to consider options that maintain this important cultural asset.

Sincerely,

Tom Stacy

July 25, 2014

Historic Landmark Commission
c/o Steve Sadowsky
City Historic Preservation Officer
P.O. Box 1088
Austin, Texas 78767
via email: steve.sadowsky@austintexas.gov
tori.haase@austintexas.gov

RE: 3805 Red River; Case C14H-2014-0007

Dear Chair Limbacher and Commission Members,

Dr. Karen Browning, the owner's representative of 3805 Red River, provided access to the property and the opportunity for me to independently review its condition with structural engineer Patrick Sparks on July 22, 2014. Mr. Sparks' findings regarding the structural condition of the buildings will be provided to you separately. I am volunteering this information to the Commission based upon my experience as an architect in working with older and historic properties.

The house, carport and garage were constructed in 1947 in the Streamline Moderne style, a style that is not well represented in Austin. It has all of the characteristic elements one might expect: asymmetrical plan, smooth stucco exterior, flat roof, very prominent horizontal banding and railings, cantilevered overhangs, steel casement windows, glass block accents, and vertical fins with circular openings within them. It is sited prominently at a very public intersection, at the southeast corner of 38th and Lamar. The very distinctive character and prominent siting of this property makes it recognizable and valuable to most Austinites. At the interior, the house shows many very attractive and character-defining features including a streamlined cove transition from walls to ceiling, period bathroom tile and fixtures are intact, and the banding at the stair handrail. The house has 1015 SF at the first floor, 943 SF at the second floor, a two car garage and generous original carport. The buildings retain an exceptionally high level of integrity.

The load-bearing solid masonry exterior walls are in relatively good condition, showing normal signs of wear for a house of this age with minor cracking at windows and doors. The horizontal banding and vertical fins are constructed of wood framing, much of which is deteriorated from water infiltration. The steel casement windows are in relatively good condition, but some do not seal correctly. The most significant concern is the first floor slab, which operates independent of the building foundation. It has failed and requires replacement. Interior walls, the second floor and the roof are framed in wood. Sidewalks and driveways are unreinforced concrete, under-designed, and require replacement.

Although the conditions noted above are of concern, they do not preclude a viable rehabilitation of this historic property. The unique and prominent location and distinctive architectural character of this property makes it an extremely attractive candidate for preservation and repair. Given the responses we've witnessed in social media and elsewhere, there are many people who may be interested in taking on a project like this. The owner may want to consider selling the property or entering in to a long-term lease if preservation seems untenable. A sound preservation program would include the following work:

1. Repair or replace deteriorated wood framing at the horizontal bands and vertical fins, and replace related stucco finishes and metal copings. Repair or replace deteriorating framing above the living room fireplace where water damage is evident.

2. Replace the roof with a new modified bitumen roof with a minimum 20 year warranty, white-coated for thermal performance. Include installation of new tapered insulation to improve drainage and thermal performance of the assembly. This work can be undetectable from the ground (the roof will still appear "flat"), but will extend the life and performance of the roof.
3. Repair the steel casement windows and install interior storm windows for improved thermal and acoustic performance. Consider installation of clear, heat-rejecting window film as well.
4. Replace all first floor concrete slabs, sidewalks and drives with engineered concrete.
5. Replace the wood treads, risers, and bent plywood cap at the exterior stairs to the second floor in the back yard – this is a standard maintenance item. More durable alternative materials could be considered for this work without significantly compromising the architectural integrity of the property.
6. Patch and repair all stucco, plaster, and gypsum board finishes throughout.
7. Repaint the interior and exterior.
8. Replace floor finishes (not including the distinctive bathrooms).
9. Replacement of the first floor slab will allow new electrical conduit and plumbing, where needed, to be laid in the floor before it is poured. Electrical outlets in the exterior walls of the first floor can be readily serviced from the new conduit by channeling and filling the walls where necessary. All other conduit can be easily installed in the wood framed walls and ceilings.
10. The use of a Variable Refrigerant System (VRF) air conditioning would work well in this house because it does not require ductwork that would negatively impact the distinctive coved ceilings. Other options include fan coil units similar to those that have been installed in two rooms of the house.
11. The lot is fairly large, with room for a building addition in the back yard that would not need to detract from the original design.
12. Repair the structural framing of the garage and carport as recommended by the structural engineer, including replacing the central support beam, pouring a new slab, and replace the roof.
13. The family corporation or subsequent owner might also have a conversation with the Hancock Neighborhood and city about changing the zoning on this property from SF-3 to NO or LO. Higher rents are likely attainable with office use in such a distinctive space. The 10-year-old Central Austin Combined neighborhood plan states that this area should remain single family, but subsequent city policy and design standards show 38th Street as a core transit corridor terminating at this property. Other plans related to the new medical school and light rail call for Red River to become a light rail transit corridor. Small businesses now exist near this area of Red River. These pressures make office use more viable in this location.

These recommendations are offered as a rebuttal to statements made by others that this building is unsalvageable and should be demolished. These improvements will correct years of deterioration and damage, improve building performance and dramatically extend the life of this valuable historic resource. The property has great potential to garner high rental income and very beneficial recognition as a preserved Austin Landmark property

This project exemplifies one of the primary reasons why the historic landmark tax abatement program was created – to preserve, protect, and maintain the treasured landmarks of our city. In addition, new 25% tax

3805 Red River
7/25/14

credit will be available for projects like this starting January 1, 2015, and should be strongly considered as a viable part of project financing.

This information is offered with all due respect to the family who has owned this property for so long, and is intended to illustrate that this building can be preserved to the benefit of the owners and the city at large. If you have any questions or concerns about these recommendations, please do not hesitate to contact me.

Best Regards,



Tere O'Connell, AIA, LEED AP
Principal/Architect

Cc: Kathleen Browning, Ph.D.
Kathleen Matthews, Ph.D.



July 25, 2014

City of Austin Historic Landmark Commission
P.O. Box 1088
Austin, TX 78767

Re: City of Austin Historic Landmark Commission Case HDP-2014-340

Dear Historic Landmark Commissioners,

MidTexMod is the Austin and San Antonio area chapter of Docomomo US. Our mission is to raise awareness of the Modern Movement in Central Texas and the value of documentation, preservation, and sustained use of buildings, sites, neighborhoods, landscapes, and other manifestations of modernism.

We are submitting this letter in regards to the above referenced case, for the review of the demolition permit application for the house at 3805 Red River. MidTexMod is strongly opposed to the release of a demolition permit for this structure. We fully support the proposed zoning change to designate the house as a City of Austin Historic Landmark.

As you have noted, the house is a rare example of the Moderne style in Austin, and is also an outstanding example of that style. While the house's historical associations are minimal, its highly visible location and unique style has made it a community landmark for generations of Austinites.

Historic preservation at the local level involves a careful balance of community values and private property rights, of which we are highly respectful. We understand that the homeowner believes the house cannot be rehabilitated due to its physical conditions (physical conditions, which it should be noted, were caused by their own lack of maintenance). However, we also know that multiple preservation professionals have inspected the house and indicate that all structural issues can be repaired and that the house can easily be preserved. Since the house has been used as a rental, and it appears that the property owners wish to maintain the property as an investment, they could easily take advantage of tax incentive programs to help offset rehabilitation costs. Some members of our board have extensive experience with those programs and would be glad to offer assistance in understanding how those could be applied to this property.

Thank you for your time on this case and your service on this important commission. If you have any questions, please do not hesitate to contact us at midtexasmod@gmail.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Charles M. Peveto".

Charles M. Peveto, President
MidTexMod

A.1

From: kelly locker
Sent: Wednesday, July 23, 2014 3:39 PM
To: Sadowsky, Steve
Cc:
Subject: 3805 red river

This message is from Kelly Locker.

mr. sadowsky, i will most likely be unable to attend the july 28th meeting regarding this issue unless i can rearrange my schedule considerably, so i wanted to write to state unequivocally that i am opposed to the demolition of this fine example of international style architecture. far too many modern structures in austin have been allowed to disappear without any consideration given to conservation. i understand that the house has structural issues, but they are, frankly, the same sort of issues present in the majority of homes in the area that are constructed in this manner. it is vitally important that we preserve such unique architectural examples of this sort for posterity. i feel certain that a buyer could be found who would gladly pay to preserve this home rather than raze it. please do all you can to prevent it from meeting the same fate as the adams extract building, among others. sincerely, kelly locker concerned austin resident

A.1

From: Scott Hoffman
Sent: Wednesday, July 23, 2014 3:43 PM
To: Sadowsky, Steve
Cc:
Subject: Rezoning the home at 38th and Red River as historic

This message is from Scott Hoffman.

Dear Mr. Sadowsky: I am writing in firm support of rezoning the home at 38th and Red River as "historic." As a native Austinite with decades-old roots in this city, I know that this home is an important part of the history and contemporary fabric of this community. Sincerely, Scott Hoffman

A.1

From: Mary OConnell
Sent: Wednesday, July 23, 2014 6:09 PM
To: Sadowsky, Steve
Subject: 38 1/2 and Red River

This message is from Mary OConnell

I support the zoning change for this cool, funky structure!! PLEASE don't let them raze this fabulous piece of Mid Century history!!! So much of our beloved city is looking like ugly Dallas or Los Angeles. So tired of the "knock it down, build some condos" thinking. Thank you! Mary Native Austinite

From: Renee Studebaker
Sent: Wednesday, July 23, 2014 12:54 PM
To: Sadowsky, Steve
Cc:
Subject: proposed demolition of house at 3808 Red River

This message is from Renee Studebaker. []

A hearing on the property at 3808 Red River is scheduled for Monday, July 28, 2014. I'm adding my voice to those opposed to its demolition, and I'm requesting that historic landmark status be assigned to the property to ensure its survival. This building is one of a very few representing the International Style of architecture, a precursor to mid-century Modern design. There are few, if any, other buildings remaining with the metal-coped canopy between floors that make the appearance of this building so unique and such an icon for Austin. It may have deferred maintenance issues after being a rental property for many years, but it is an important historic piece of the heart and soul of Austin and is much cherished by many in Central Austin. I have lived in or near the Hancock neighborhood for more than 30 years. I have lately been worrying about how the planned Red River urban rail might affect the future livability of this historic area; this proposed demolition at 3808 Red River is a step in the wrong direction. If the Project Connect people have been involved in hearings about this property, please don't listen to them. They don't live in this area and they don't care if their project starts a domino effect of house demolitions and rezoning frenzy. The Hancock neighborhood doesn't have the power or the money of neighborhoods like Hyde Park or Tarrytown, but it still has history and character and a caring community of longtime residents. All of that is worth preserving. Thank you Renee Studebaker 912 E. 39th Street Austin, TX 78751

A.1

From: Mark Macek
Sent: Tuesday, July 22, 2014 1:40 PM
To: Limbacher, Laurie - BC; Galindo, Mary - BC; Roberts, Andrea - BC; Wolfenden-Guidry, Leslie - BC
Subject: Streamline Moderne House on 38th Street and Red River

Dear Members of the Historic Landmark Commission,

The news is that the owners of this vintage house are filing for a demolition permit.

When I moved to Austin in 1976, as we drove past this house one day my step-mother pointed out what a beautiful house it was, her favorite house in Austin. Over the years, so many people - architects and non-architects - have told me how they love that house. It is more popular than anyone imagines, a quiet icon of an era that can never be repeated.

I urge you to initiate landmark designation of the Streamline Moderne House on 38th Street and Red River.

**Sincerely,
Mark Macek**

--

**maček furniture company
405 springdale road
austin tx 78702
512-296-6220**

From: Vicki Blachman
Sent: Tuesday, July 22, 2014 4:38 PM
To: Limbacher, Laurie - BC
Subject: 3805 Red River, Austin TX

I was told this should go to Steve Sadowsky as the City's Historic Preservation Officer, but I was unable to find his e-mail. Please forward this to him.

A hearing on this property is scheduled for Monday, July 28, 2014, which according to Travis CAD is owned by Delta H Corporation. I'm hoping to add my voice to those wishing to show my opposition to its demolition and to formally request historic landmark status in order to ensure its survival.

Built in the 1940s, this building is one of a very few representing this unique period in architecture, and I sincerely believe its preservation is worthy of consideration. It is an obvious landmark due to its age. Its International style represents the architectural transition to mid-century Modern design. There are few, if any, other buildings remaining with the metal-coped canopy between floors that make the appearance of this building so strikingly unique. Although it may have deferred maintenance issues after being a rental property for many years, this home still retains significant community value.

Therefore I'm writing to beg and plead that 3805 Red River be designated an historic landmark due to its unique and historic style. Preservation of such a building is in keeping with the Commission's granting of such status to other properties, in spite of pressure from developers to demolish these unique buildings in order to build high density student housing. Please don't allow the soul of Austin to be replaced by high-rises.

Vicki Blachman

Susholtz Investments

3834 Spicewood Springs Road, Suite 202

Austin, Texas 78759

(512) 476-4646 (ext 2) Office

(512) 476-5252 Fax

vicki@8833inc.com

A-1

From: Limbacher, Laurie - BC
Sent: Tuesday, July 22, 2014 11:18 AM
To: Helen Thompson
Cc: Haase, Victoria (Tori); Sadowsky, Steve
Subject: RE: Streamline Moderne house on Red River

Hi Helen,

Thanks so much for your note. I have forwarded it to the staff of the City Historic Preservation Office, so that it can be included in the public record for this case.

Laurie Limbacher

From: Helen Thompson
Sent: Tuesday, July 22, 2014 10:40 AM
To: Limbacher, Laurie - BC
Subject: Streamline Moderne house on Red River

Dear Laurie:

It's just come to my attention that this wonderful residence is likely slated for demolition. I am writing to strongly protest granting a permit to demolish--this house is one of only two fine examples of residential Streamline Moderne architecture in this city, and to lose it is tantamount to losing fifty percent of a treasure trove. I am sure its location on a big lot near the University invites a developer to think that there is a better use for the property. But the fact that the house is located prominently on a lot at a major intersection also means that it stands as a living example of what architecture is supposed to do--be visible, be a door to curiosity, be a landmark that celebrates how a city can make itself a better place.

As many times in my life as I have driven through that intersection and been made happy to see that house, it is painful to think how many more times I may drive through the intersection in the future and cast my eyes on a bulky, cheap development (sorry, but that seems typical of what is going up around UT). It won't make me happy, nor will it make all the thousands of other people who love that house happy. Giving that house historical landmark status is a small price to pay for happiness and a portal into the city's valued past, its pride in keeping significant buildings for all to enjoy, and the sense of civic integrity it should hold dear.

Sincerely,

Helen Thompson



Read my blog *SeenInHouse.com*

HELEN THOMPSON



PO Box 50291 • Austin, Texas 78763

Laurie Limbacher
Historic Landmark Commission

IMPORTANT NOTICE: The City of Austin provides e-mail addresses for members of its boards and commissions for their use as board members. This address should not be used for private or personal messages. The views expressed in e-mail messages reflect the views of the authors alone, and do not necessarily reflect the views of any board or commission of which the author may be a member. In particular, the views expressed here do not necessarily reflect those of the City of Austin, or any of its departments, employees or officials. E-mail messages may be subject to required public disclosure under the Texas Public Information Act.

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

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A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- 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
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For additional information on the City of Austin's land development process, visit our web site: <http://www.austintexas.gov/development>.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number(s): NRD-2014-0058, 2014-053830-PR

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: July 28, 2014, Historic Landmark Commission

Charles Smith

Your Name (*please print*)

1204 West 10th

Your address(es) affected by this application

Cinquant

Signature

Date

7-23-14

Comments:

Steve - Not seeing what it

is they are applying for. I would be

against any 2-story additions on

increasing the current foot

print on the lot.

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

From: Marlene Romanczak [
Sent: Wednesday, July 23, 2014 2:57 PM
To: Limbacher, Laurie - BC; Galindo, Mary - BC; Roberts, Andrea - BC; Wolfenden-Guidry, Leslie - BC
Cc: Sadowsky, Steve
Subject: 2211 Windsor Rd. - Next Landmark meeting

Case: NRD-2014-0062

Dear Historic Landmark Commission,

On behalf of the Old Enfield Homeowners Association, I am writing in opposition to the proposed project at 2211 Windsor Road, case #NRD-2014-0062. This is a contributing property to our National Register District and with proposed remodel, will change this status to non-contributing.

The loss of yet another contributing property threatens the unique character of the District, and the legal standing of the Old West Austin NRHD.

Could you please share this letter with the following Commissioners, their e-mail addresses are not listed on the City's Historic Landmark Commission website:

John Rosato

Daniel Leary

Terri Myers

Sincerely,

Marlene Romanczak

President, Old Enfield

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Case Number(s): NRD-2014-0062

Contact: Steve Sadowsky, 512-974-6454


Public Hearing: July 28, 2014, Historic Landmark Commission

ROBERT W. KEPPL

Your Name (*please print*)

2213 E. WINDSOR RD 78703

Your address(es) affected by this application

 7/21/2014

Signature

Date

Comments:

IN FAVOR

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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Case Number(s): NRD-2014-0062

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: July 28, 2014, Historic Landmark Commission

Greg Marchbanks

Your Name (please print)

2307 #1 Windsor Rd.

Your address(es) affected by this application

Greg Marchbanks 7/21/2014

Signature

Date

Comments:

Everything Tina has done

in our neighborhood has been

great. Fully supported

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): NRD-2014-0062

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: July 28, 2014, Historic Landmark Commission

Peggy O'Shaughnessy
Your Name (please print)

2213 Windsor Rd
Your address(es) affected by this application

7-21-14
Date

Comments: 2211 Windsor Road has been in

disrepair for years and a remarkable

eye sore in our neighborhood. Tina Cantor

has proven repeatedly that her foresight and

artistic abilities preserve the integrity
of the old Enfield neighborhood.

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): NRD-2014-0062

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: July 28, 2014, Historic Landmark Commission

Karen Oswalt

Your Name (please print)

2200 Windsor Road

Your address(es) affected by this application

Karen R. Oswalt

Signature

Date

Comments: Re: Historic Case # NRD 2014-0062
to Historic Landmark Commission: I am
writing in favor of this removal of
the property at 2211 Windsor Road. The
neighborhood would greatly improve with
the influence of Mrs. O'Shaughnessy's
architecture. This structure which is a
terrible addition. I trust she and her
architect to enhance the beauty of this
property, and thus improve my view too.
 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

Thank you -

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Case Number(s): NRD-2014-0062

C-2

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: July 28, 2014, Historic Landmark Commission

Jane D Subley

Your Name (*please print*)

2210 Windsor Rd Austin TX

Your address(es) affected by this application

Jane D Subley

Signature

Date

7/21/14

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
Fax Number: (512) 974-9104

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C-2

Case Number(s): NRD-2014-0062

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: July 28, 2014, Historic Landmark Commission

Rae Hill

Your Name (*please print*)

2303 Windsor Road

Your address(es) affected by this application

See file

Signature

Date

07-23-14

Comments: I object to the Historical

Zoning. The history does not have

a significant history to warrant the

designation and the current owner

has already started demolition prior

to the award. And it is more about

If you use this form to comment, it may be returned to: prop. dev. City of Austin
Planning and Development Review Department
Steve Sadowsky
P. O. Box 1088
Austin, TX 78767-8810
Fax Number: (512) 974-9104

Savings than any other else.

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Case Number(s): HDP-2014-0491, 2014-058332-PR

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: July 28, 2014, Historic Landmark Commission

Sharon Howell

Your Name (please print)

3508 Clawson Rd Austin 78704

Your address(es) affected by this application

Sharon Howell 7-21-14

Signature

Date

Comments: I have many concerns about the demolition of the property. It is historic as one of the few that remain from 1950. It is covered with old oak trees which are protected by law. Destroying the habitat for birds & wildlife is a shame. There are many conservation already, adding too much traffic to our already dangerous streets. We are asking builders to turn.
If you use this form to comment, it may be returned to: Deed S. Austin

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-2014-0495, 2014-0709002-PR

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: July 28, 2014, Historic Landmark Commission

Your Name (please print) Donna Hoffman

1500 Gregory St. 78702

Your address(es) affected by this application

DH

7/19/14

Date

Signature

Comments: If the property is

sound, it should be renovated

to maintain the historic

nature of the neighborhood.

Thank you: Donna Hoffman

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

City of Austin

Planning and Development Review

Steve Sadowsky

P. O. Box 1088

Austin, TX 78767-8810

Fax Number: (512) 974-9104

D.5

From: Gary G

Sent: Thursday, July 24, 2014 8:29 AM

To: Haase, Victoria (Tori)

Subject: AGAINST_1106 Woodland Ave demo permit application

Tori,

Without knowing the future planned development for lots 19 & 20 that make up 1106 Woodland Ave, I am against the demolition of the primary residence on the property.

Sincerely,

Gary Gustovich

1705 Travis Heights Blvd.

Sent from my iPhone

D.5

From: Susan Barr
Sent: Wednesday, July 23, 2014 5:57 PM
To: Haase, Victoria (Tori)
Subject: AGAINST_1106 Woodland Ave demo permit application

Tori,

Without knowing the future planned development for lots 19 & 20 that make up 1106 Woodland Ave, I am against the demolition of the primary residence on the property.

Sincerely,

Susan Barr
1705 Travis Heights Blvd.

TO: Steve Sadowsky, Historic Landmark Officer

FROM: Neighbors Near 1106 Woodland Ave

DATE: July 25, 2014

SUBJECT: HDP-2014-0553, 2014-067367-PR
1106 Woodland Ave Demolition Request

Neighbors listed below have discussed the Subject Case -- the request to demolish improvements at 1106 Woodland Avenue -- and have the following concerns and questions.

If the Historic Landmark Officer of the City finds the property to be of adequate design and/or historic interest to recommend historic designation, then we wish to support that recommendation. We can comfortably say that the house is unique to the street in our general location.

However, should the Officer not find the property worthy of designation, and the demolition permit is granted, we the immediate neighbors have the following concerns that need to be brought to the attention of the City, the applicants, the demolition company, and the future builders.

- o With respect to demolition, we are concerned that the many mature trees be adequately and professionally protected.
- o With respect to new building, we are concerned about storm drainage. It is already a problem following heavy rains for the following properties on Woodland: 1106 & 1108, and on odd-numbered addresses on Mission Ridge behind these Woodland addresses: 1103 - 1109.

We have been told that City staff recently came out to inspect the drainage inlet in front of 1106 and 1108 Woodland, and found that it was/is totally blocked and is causing or certainly contributing to the drainage problem.

Thank you for your attention to our concerns.

Sincerely,

Sarah Campbell, 1201 Woodland Ave, 512-638-9255

Rich and Kathy Brotherton, 1108 Woodland Ave, 512-443-0478

John and Norma Moorman, 1112 Woodland Ave, 512-444-5766