



April 23, 2015

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

Re: City of Austin Historic Landmark Commission Case HDP-2015-0152

Dear Historic Landmark Commissioners,

Mid Tex Mod is submitting this letter in regards to the demolition permit application for the house at 1000 Lund. As the Central Texas chapter of Docomomo US, our mission is to raise awareness of the Modern Movement and the value of preservation, documentation, and sustained use of buildings, sites, neighborhoods, landscapes, and other manifestations of Modernism. Mid Tex Mod strongly opposes release of a demolition permit for 1000 Lund. Our organization fully supports the proposed zoning change to designate the house as a City of Austin Historic Landmark.

The house at 1000 Lund, built in 1957, is an important example of regional Modernism designed by Austin's most prominent designer of mid-century modern homes – architect and builder A.D. Stenger. Especially important in the development of the Barton Hills area, Stenger is known for his low-slung Modern houses that were designed to relate with their hilly terrain. With its angular roof, battered walls of site-collected stone, cliff-side siting, bands of windows, tri-split level design, and cantilevered structural system, 1000 Lund exemplifies Stenger's architectural philosophy. The house was recognized for its outstanding design in 1957 as the winner of the Austin Association of Home Builders' "Home of the Month" award. It is within the South Lund Park, a significant development within the neighborhood where Stenger focused and built a number of houses.

A.D. Stenger was crucial in defining Austin's and Barton Hills' architectural heritage; yet despite this, only one Stenger has been recognized as a City of Austin Landmark, the house at 1812 Aireole Way. It is egregious that one of our city's most significant architects has been overlooked in this way and alarming that his legacy is not protected. 1000 Lund is of architectural and historical significance and clearly meets the City of Austin's Historic Landmark Criteria for designation: it is at least 50 years old and represents a period of significance of at least 50 years ago, it retains a high degree of integrity and clearly conveys its historical significance, and it demonstrates significance in the categories of architecture, historical associations, and community value.

Historic preservation at the local level involves a careful balance of community values and private property rights, of which we are highly respectful. Our organization strongly feels that demolition of this important Stenger property would be a tremendous loss to the architectural heritage of our city. Rehabilitation of 1000 Lund is entirely feasible in its current condition and would result in a striking Modern home that would contribute to the character and cultural identity of our city.

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 !

Sincerely,

Charles M. Peveto, President
Mid Tex Mod

From:
To:
Cc:
Subject: 1813 Brackenridge Street
Date: Sunday, April 26, 2015 10:58:25 PM

Dear Chair Limbacher and Commissioners,

Re: 1813 Brackenridge Street

I am writing to protest the demolition application for 1813 Brackenridge St., a late Victorian cottage built in 1909 and that is increasingly rare in Austin and particularly in south Austin. This house sits in a still historically intact block and in a prominent location, seen by residents and visitors who enter the neighborhood from south Congress Street. It was one of the first houses built in this area of what is now known as the larger Travis Heights neighborhood and is a block away from the pending Blue Bonnet Hills Local Historic District.

The developer has submitted a letter stating the house is not structurally sound, but as one who restored my own home sold as a "tear down," now a City Historic Landmark, I believe that this house, too, could be restored. We neighbors are also concerned about what is planned for this prominent lot that backs onto Drake Street, as we have seen a great deal of construction occur that is out of scale and character with our historic neighborhood.

We hope that the owner will postpone demolition and consider a restoration and, if needed, a sensitive addition to this structure that will both maintain the historic character of this house and remodel it for modern use. There are many good examples of how this might be done with other historic structures throughout Travis Heights. Please consider initiating historic zoning and/or postponing the demolition of this rare late Victorian cottage.

Thank you,

Angela Reed
Travis Heights Resident

Subject: 1813 Brackenridge
Date: Sunday, April 26, 2015 8:35:53 PM

Please do NOT approve demolition of the 1909 house at 1813 Brackenridge St.
It is part of a historically intact block of homes & can be saved &/or added on to.

Thank you,

Donna Morrow
504 Terrace Dr.
Austin 78704
512-442-3669



April 23, 2015

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

Re: City of Austin Historic Landmark Commission Case HDP-2015-0153

Dear Historic Landmark Commissioners,

Mid Tex Mod is submitting this letter in regards to the demolition permit application for the house at 1908 Airole Way. As the Central Texas chapter of Docomomo US, our mission is to raise awareness of the Modern Movement and the value of preservation, documentation, and sustained use of buildings, sites, neighborhoods, landscapes, and other manifestations of Modernism. Mid Tex Mod strongly opposes release of a demolition permit for 1908 Airole Way. Our organization fully supports the proposed zoning change to designate the house as a City of Austin Historic Landmark.

The house at 1908 Airole Way, built in 1950, is an important example of regional Modernism designed by Austin's most prominent designer of mid-century modern homes – architect and builder A.D. Stenger. Especially important in the development of the Barton Hills area, Stenger is known for his low-slung Modern houses that were designed to relate with their hilly terrain. With its low-pitched roof, pronounced rafter tails, battered walls of site-collected stone, bands of windows, and cantilevered structural system, 1908 Airole individually exemplifies Stenger's architectural philosophy. The house is within the A.D. Stenger Addition (comprised of Arthur Lane, Rundell Place and Airole Way) a significant development within the Barton Hills neighborhood and one of the areas where Stenger's work is most evident. Together with the remaining concentration of contributing Stenger homes in this area, 1908 Airole is part of a significant mid-century historic district.

A.D. Stenger was crucial in defining Austin's and Barton Hills' architectural heritage; yet despite this, only one Stenger has been recognized as a City of Austin Landmark, the house at 1812 Airole Way. It is egregious that one of our city's most significant architects has been overlooked in this way and alarming that his legacy is not protected. 1908 Airole Way is of architectural and historical significance and clearly meets the City of Austin's Historic Landmark Criteria for designation: it is at least 50 years old and represents a period of significance of at least 50 years ago, it retains a high degree of integrity and clearly conveys its historical significance, and it demonstrates significance in the categories of architecture, historical associations, and community value.

Historic preservation at the local level involves a careful balance of community values and private property rights, of which we are highly respectful. Our organization strongly feels that demolition of this important Stenger property would be a tremendous loss to the architectural heritage of our city. Rehabilitation of 1908 Airole Way is entirely feasible in its current condition and would result in a striking Modern home that would contribute to the character and cultural identity of our city.

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

Sincerely,

A handwritten signature in dark ink, appearing to read 'Charles M. Peveto', is written over a light blue horizontal line.

Charles M. Peveto, President
Mid Tex Mod

Subject: 3213 HARRIS PARK AVE Demo
Date: Friday, April 24, 2015 4:03:59 PM

Dear Ms. Contreras,

I am writing to you today to voice my deep concerns regarding the planned demolition of 3213 Harris Park Avenue, of which I received notification because we live within 500ft. of the address (Sira Schulz and Lawrence Kim at 3213 Liberty Street).

It truly is a shame how the historic character of our Hancock Neighborhood is currently being destroyed by ruthless developers who tear down modest single family houses surrounded by beautiful yards and build towering monstrosities of 'stealth dorms' in their stead; all for the maximization of the profit of soulless companies and greedy investors and without any regard for preserving the character of this charming and family-friendly Austin neighborhood.

I am all for creating affordable quality housing for families, couples, singles and yes, even students. But this is not what is happening here. We don't need another over-priced and over-populated behemoth of a cheaply built duplex with no real solutions for parking, noise and trash. Let's not make the Hancock neighborhood the next "West Campus".

So I am pleading with you:

Give the Hancock Neighborhood Association additional time to assess 3213 Harris Park Ave for its historic value and determine whether the original structure could be renovated and preserved as a single family home. The HNA would also like to ask for more time to discuss the developers' plans for the property with its members/ our neighbors.

Thank you very much for your time and consideration.

Sincerely,
Sira Schulz

Subject: Demolition of 3213 Harris Park Avenue
Date: Friday, April 24, 2015 3:10:24 PM

Dear Ms. Contreras,

I am writing to you to express my strong opposition to the proposed demolition at 3213 Harris Park Avenue.

I have owned a nearby home at 700 Harris Avenue since 1991. My home was built in 1929 and is a contemporary of many houses in this neighborhood. I've watched with great concern the alarming erosion of our neighborhood's charm and character through the growing trend of older single-family homes being torn down and "super duplexes" being erected in their place.

There must be a way for the City, as well as the Historic Preservation Office, to stop the demolition of these historic homes, and the resulting deterioration of the historical character of these central Austin neighborhoods. At the very minimum, I would hope that our neighborhood would be granted time to explore alternatives to the proposed demolition.

Thank you so much for your consideration of this issue.

Sincerely,

Mary Thompson

Mary Thompson

700 Harris Avenue

(512) 476-6718

Subject: Demolition of 3213 Harris Pk Avenue
Date: Friday, April 24, 2015 4:46:17 PM

> Hello. I live at 3206 Harris Park Avenue and I oppose the demolition of 3213 Harris Park Avenue. The house is across the street from my home and I, along with my fellow neighborhood residents, would like more time to assess the home for its historical value and to assess whether the structure could be renovated and preserved as a single family home. Our neighborhood core is families and we need it to remain that way. These historic homes represent the history and character of our family-based neighborhood and we need to preserve them.

I will likely see you at the hearing on Monday.

Thank you,
Piper Stege Nelson

Steve Sadowsky
Historic Preservation Officer
City of Austin, Texas

Hi Steve,

I own 2103 E 14th St. I would like to object to the demolition of 2101 E 14th. Additionally, I think it should be required the builder provide plans for what they intend to do.

The current home was built in 1930 and until recently served as a home for a family that was in the neighborhood for quite some time. They were renters but represented a historical piece of Chestnut. At 80+ years old I can't imagine there are many homes that are older in our radius.

Separately, yesterday the new owner cut down all the trees on the property. Best I can tell from searching on the city site there was no permit issued. I've attached pictures showing the largest was 33 inches in diameter and used to stand over 25 feet tall. This Elm tree provided shade on three different properties - mine, 2101 E 14th and 1309 Alamo St. There was also a 22 inch diameter tree removed, a large tree that is going to die because it's been cut to just it's main beam with no branches remaining, and multiple smaller trees.

I plan to be there on Monday to voice my objection.

Thanks,
Michael Madison
512.589.1310
Owner - 2103 E 14th St

From: [Sadowsky, Steve](#)
To: [Contreras, Kalan](#)
Subject: FW: Demolition of 3213 Harris Park
Date: Monday, April 27, 2015 10:40:57 AM

Steve Sadowsky
Historic Preservation Officer
City of Austin, Texas
974-6454

Sent: Friday, April 24, 2015 5:42 PM
To: Sadowsky, Steve
Subject: Demolition of 3213 Harris Park

> Hello,
> My name is Kelly Willis and I live at 3209 Liberty street. We are within 500 ft of a proposed
demolition of 3213 Harris blvd.
> I oppose the demolition and would like more time to see what the reason could be for the demo.
> Our neighborhood is experiencing a lot of takeover from developers and they are building so many
large duplexes that are out of character with the 1930's homes our area is so well known for.
> Thank you,
> Kelly Willis
>
> Sent from my iPhone

Subject: FW: HDP-2015-0126: Demolition of 1813 Brackenridge Street
Date: Monday, April 27, 2015 10:39:51 AM

Dear Historic Landmark Chair Limbacher and Commissioners,

Re: Demolition of a circa 1909 house at 1813 Brackenridge Street

I am writing to protest the demolition application for 1813 Brackenridge St., a rare late Victorian cottage built in 1909. This house sits in the middle of a historically intact block and in a prominent location, at the end of E. Mary as one enters the neighborhood from S. Congress by Fulmore Middle School. It was one of the first houses built in this area of what is now known as the larger Travis Heights neighborhood and is a block away from the pending Blue Bonnet Hills Local Historic District. It was originally the residence of a man who was Chief of the Austin Police Department, Constable, and later Texas Ranger. It tells the story of Austin and the development of the neighborhood.

The developer has submitted a letter stating the house is not structurally sound. The reasons listed (termite damage, pier, and roof bracing) are all common repairs in a house this age. They are not items that make repair and preservation cost prohibited. We neighbors are also concerned about what is planned for this prominent lot that backs onto Drake Street.

The scraping of this 106 year-old-cottage would be a blow to the historic fabric of the block at a very visible entrance to the neighborhood where it can be seen from S. Congress. Please consider initiating historic zoning and/or postponing the demolition of this rare 1909 cottage that is a cornerstone of this part of Travis Heights.

Thank you,

Cheryl Drown

2000 East Side Drive

78704

From: [Sadowsky, Steve](#)
To: [Contreras, Kalan](#)
Subject: FW: Historic Case Number: HDP-2015-0232 and HDP-2015-0200
Date: Monday, April 27, 2015 10:39:06 AM

Steve Sadowsky
Historic Preservation Officer

This message is from Stephanie Amack.

Hi Steve, My name is Stephanie Amack and I live at 2201 E 14th St. I am writing about the 2 case numbers in the subject line. I object to these 2 demolitions for a variety of reasons. Firstly, the letter I received from the city does not indicate the reason for demolition. There is no indication if the houses are beyond repair or if they will be torn down with the intention of building a new home or several new homes on the lot. What I have seen in my neighborhood is houses being torn down, lots being divided into several smaller lots resulting in houses larger than the one that was there before on smaller lots. This has resulted in a house twice as large as mine being built right next to me with another house behind it just as large as my house where one approx 900 square foot house used to be; a house the same size as mine and the house on the other side of this monstrous eye sore. Secondly, does the city keep even keep track of all the demos and rehabs going on in an area? This huge house just got finished being built right next to me (construction began summer 2014, the house was finished around Dec 2014), a house a block away just got done being rehabbed, 2 blocks away from that is another house being rehabbed and across the street from that is an enormous house still under construction. And I just learned of a horrendous apartment/retail building going up on 14th and Chicon. All of this within 4 blocks on one street. Who allows all of this construction going on in such a small range of each other? Does the city even take into account the people who live in these areas? "Construction fatigue" is a good way to describe how I feel. Lastly, does anyone from the city come to physically see the properties and the area around it? The house at 2101 E 14th St. is a darling approx 650 sq foot bungalow on a lot a third of the size of a regular lot in this area. I would hate to see it demolished to be replaced with some modern obscenity that doesn't mesh well with the houses here. And the house on 2208 E 13th St. has an amazing wrap around porch and high ceilings, the kind of house that would be breath taking if it were rehabbed... I urge the city to take more time and effort to see where these houses are that are slated for demolition instead of just handing out permits left and right. Keep in mind that I only receive notice of this type of activity within 500 feet of my house yet everyday it seems like an old east Austin bungalow is being torn down to make room for a quickly made cookie cutter house. I moved to east Austin to be in an eclectic neighborhood, not to feel like I live in suburbia. Needless to say, I object to these 2 demolitions. Additionally, I would like a response to a few of my questions including: how far does a structure have to be from a fence or property line? I ask because I can literally reach over and touch the house next to mine. How could that possibly be okay and pass the

requirements of the city planning board? Thank you for your time, Stephanie Amack

From: [Johnson, Elizabeth](#)
To: [Contreras, Kalan](#)
Subject: FW: HLC April 27th 2015 agenda item C6 - 3309 Funston
Date: Monday, April 27, 2015 9:19:25 AM

Late Citizen communications

Beth Johnson, AICP

Deputy Historic Preservation Officer
Historic Preservation Office
City of Austin Planning and Development Review Dept
One Texas Center 505 Barton Springs Rd 5th Floor
P.O. Box 1088
Austin, TX 78767
(512) 974-7801
(512) 974-6054 fax

www.austintexas.gov

Sent: Friday, April 24, 2015 7:45 PM
To: Johnson, Elizabeth; Sadowsky, Steve; Kyle Cooper
Cc: August Harris; Jeff Ersig; Bill Woods; Joyce Basciano; Greg Underwood; Bwna Hrc; Wendy Carnegie; Michael Curry; Irene Pickhardt; Celeste Hubert; Sean Carnegie; Hal Tenbrink; Annette Graves
Subject: HLC April 27th 2015 agenda item C6 - 3309 Funston

Beth and Steve:

I have briefly reviewed the back up material on hand for this upcoming HLC matter and would like to inform you that the back up material submitted seems to show a **violation of the critical root zone** at side yard and needs revision. It may also have visitability issues to clarify.

After much cooperative work with the Bryker Woods Neighborhood Association, I believe the applicant has revised the drawing and we respectfully ask that only the **revised and corrected material** be considered at the upcoming HLC hearing.

Thanks
Derek Barcinski

Bryker Woods Neighborhood Association
Historical Review Committee

From: [Sadowsky, Steve](#)
To: [Contreras, Kalan](#)
Subject: FW: --Postpone-- decision on 3213 Harris Park
Date: Monday, April 27, 2015 10:42:59 AM

*Steve Sadowsky
Historic Preservation Officer
City of Austin, Texas
974-6454*

Sent: Friday, April 24, 2015 2:42 PM
To: Sadowsky, Steve
Subject: --Postpone-- decision on 3213 Harris Park

Steve, Please recommend POSTPONING decision on 3213 Harris Park until development plans are made available and suitable alternatives can be considered. The application was submitted just two weeks ago, and while I realize a real-estate transaction is likely conditioned upon the outcome of this hearing, the developer's abbreviated timeline is hardly justification for jeopardizing another historic home. In the past few months we have seen three multi-unit properties constructed within four lots of our home, including two enormous rental facilities on the lots severed from the Spanish villa located at 600 East 32nd Street.* A fourth multi-unit rental structure is not consistent with the City's stated future-use priorities for this area. Formal comments to follow in hard copy. Thank you, Lisa Kinzer 3215 Liberty

*The new structures have separate addresses of 3205 and 3207 Liberty Street.

Subject: HDP-2015-0126 1813 Brackenridge Street
Date: Sunday, April 26, 2015 8:11:50 PM

Dear Historic Landmark Chair Limbacher and Commissioners,

Re: Demolition of a circa 1909 house at 1813 Brackenridge Street

I am writing to protest the demolition application for 1813 Brackenridge St., a rare late Victorian cottage built in 1909. This house sits in the middle of a historically intact block and in a prominent location, at the end of E. Mary as one enters the neighborhood from S. Congress by Fulmore Middle School. It was one of the first houses built in this area of what is now known as the larger Travis Heights neighborhood and is a block away from the pending Blue Bonnet Hills Local Historic District. It was originally the residence of a man who was Chief of the Austin Police Department, Constable, and later Texas Ranger. It tells the story of Austin and the development of the neighborhood.

The developer has submitted a letter stating the house is not structurally sound. The reasons listed (termite damage, pier, and roof bracing) are all common repairs in a house this age. I made these repairs (and more) on my own 1928 house when I bought it and they are not items that makes repair and preservation cost prohibited. We neighbors are also concerned about what is planned for this prominent lot that backs onto Drake Street.

The scraping of this 106 year-old-cottage would be a blow to the historic fabric of the block at a very visible entrance to the neighborhood where it can be seen from S. Congress. Please consider initiating historic zoning and/or postponing the demolition of this rare 1909 cottage that is a cornerstone of this part of Travis Heights.

Thank you.

Michele Webre

HistoricTravisHeights.org

Subject: HDP-2015-0126: Demolition of 1813 Brackenridge Street
Date: Monday, April 27, 2015 9:38:39 AM

One historic house in Travis Heights after another is being picked off by developers who "loot and leave". Please stop this before we look like a tract development.

Russell Fraser

Subject: I Object to the Demolition of 3213 Harris Park Avenue
Date: Friday, April 24, 2015 3:51:12 PM

Kalan Contreras

Austin Historic Preservation office

I oppose the demolition of 3213 Harris Park Avenue home at this time. I understand that its removal would reduce the value of the surrounding homes and reduce the neighborhood's historical value. Please allow time for assessing the viability of preserving the single family home nature of the structure.

I live within 500 feet of the structure (I live at 3217 Liberty Street) and oppose the destruction/removal of houses built in the 1930s in the Hancock Neighborhood. My house was built in 1937 and adds to the character of my neighborhood. We need additional time to discuss the developers plans for 3213 Harris Park Avenue.

Thank you.

James Story

3217 Liberty Street

512-477-5406

April 23, 2015

Steve Sadowsky
Historic Preservation Officer
Neighborhood Planning & Zoning Department
505 Barton Springs Road, 5th Floor
Austin, TX 78704

Re: HDP-2015-0152, Historic Zoning for 1000 Lund Street

Dear Mr. Sadowsky:

My name is David Killam. My wife, Hayley Killam, and I are the owners of the property located at 1000 Lund Street. I am writing this letter in opposition to the initiation of historic zoning for the above reference property.

Should you have any questions, please do not hesitate to contact me at 512-771-4214.

Sincerely,



David Killam

Subject:

Subject: HDP-2015-0126

Date:

Monday, April 27, 2015 2:04:37 PM

Subject: HDP-2015-0126 [1813 Brackenridge Street](#)

Dear Historic Landmark Chair Limbacher and Commissioners,

Re: Demolition of a circa 1909 house at [1813 Brackenridge Street](#)

I am writing to protest the demolition application for [1813 Brackenridge St.](#), a rare late Victorian cottage built in 1909. This house sits in the middle of a historically intact block and in a prominent location, as you enter the neighborhood. Developer requests demolition because of typical issues with a house this old that are not cost prohibitive to repair. I had to have roof braced when 7 layers of shingles removed and that fix has lasted beautifully for 30 years.

I live one block away and despite sitting outside the proposed historic district have watched neighbors of my block, expand and repair to the historic period for 30 yrs in this block, including many purchased under 10 yrs ago. Every time you grant these variances you reduce my blocks property values.

The scraping of this 106 year-old-cottage would be a blow to the historic fabric of the block at a very visible entrance to the neighborhood. Please consider initiating historic zoning and/or postponing the demolition of this rare 1909 cottage that is a cornerstone of this part of Travis Heights.

Thank you. Becky Davis, 1708 Nickerson