

Case Number(s): HDP-2015-0369 PR-2015-048433

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: May 18, 2015 Historic Landmark Commission

Ellen Richards

906 Bouldin Avenue, Austin, TX 78704

Comments:

I object to the proposed demolition of a home located at 901 Dawson Road, Austin, TX 78704, in the Bouldin Creek Neighborhood.

Bouldin Creek is historically a working class neighborhood characterized by one story homes of approximately 1000 square feet. Established beginning in the 1920s and 1930s, Bouldin was one of the first “suburbs” established south of the river after easier access was made possible with the construction of the concrete Congress Avenue bridge in 1910. In the early 1900’s a significant portion of Bouldin was home to an entire community of freed slaves, formerly owned by farmer James Bouldin. Other people moved to South Austin because it was more affordable than property north of the river.

As a 25+ year resident of this neighborhood, I have witnessed significant change in Bouldin. I have seen the aging and passing of many of long time residents as well as families who have been in this community for multiple generations being bought out by the highest bidder. But until recently, the overall character of the neighborhood has been maintained. In the last couple of years, the intense interest in living near downtown combined with significant new wealth, has brought drastic changes to this neighborhood. In my immediate vicinity numerous houses have been demolished and replaced by enormous homes that dwarf the characteristic homes of Bouldin. Many of these new homes lack significant architectural design features as developers have sought to maximize the coverage on each lot without regard to design.

The home at 901 Dawson is located on a unique block – of the ten homes on this block, 9 are original. Each corner of the block is anchored by a stone house, one of which is 901 Dawson, and is likely the only block remaining in the neighborhood with four homes of this type. These four homes are characteristic of the Bouldin neighborhood, all being constructed of Austin stone. Each of the four homes is located on 3 lots, creating a sense of grandeur in this once working class neighborhood. Set back from the street, each home at one time had a low rock wall marking the property boundaries. These homes are the essence of the neighborhood fabric. Without them, Bouldin becomes just another unidentifiable cluster of houses without anything to knit them together into a neighborhood. This particular block is located at the crest of the hill in Bouldin. As you travel south on Dawson, all but one of the original homes are gone until you reach 901, which stands out in its placement and design. The deep pitch of the gabled roof is fabulous to behold.

I recently renovated my stone house at 906 Bouldin and preserved the character and appearance by adding onto the back of the home along Ramona Street. From the front, you cannot tell that 900 square

feet was added to the home. It is an excellent example of what can happen when an individual invests in not only a personal home, but the preservation of the unique character of the neighborhood.

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.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

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
- 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.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: 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): C14H-1983-0024, PR-2014-044487

Contact: Elizabeth Johnson, 512-974-7801

Public Hearing: Historic Landmark Commission, May 18, 2015

Scott K. Faeze

Your Name (please print)

807 Baylor Street

Your address(es) affected by this application

J. C. Faeze

Signature

5/19/15

Date

Comments:

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

City of Austin

Planning & Zoning Department

Elizabeth Johnson

P. O. Box 1088

Austin, TX 78767-8810

Fax Number: (512) 974-9104

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-2015-0029 PR-2015-025642

Contact: Elizabeth Johnson, 512-974-7801

Public Hearing: April 27, 2015 Historic Landmark Commission

Ronnie Lowry

Your Name (*please print*)

3201 Funston St.

Your address(es) affected by this application

[Signature]

Signature

Date

4-22-15

Comments:

☒ I am in favor
☐ I object

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

City of Austin
Planning and Zoning Department
Elizabeth Johnson
P. O. Box 1088
Austin, TX 78767-8810
Fax Number: (512) 974-9104

Contreras, Kalan

From: Johnson, Elizabeth
Sent: Monday, May 18, 2015 12:34 PM
To: Limbacher, Laurie - BC; jawilli@grandecom.net
Cc: Sadowsky, Steve; Contreras, Kalan
Subject: RE: Request to postpone HLC Cases at 3814 and 3816 Duval

Mr. Williams,

As the staff is requesting a postponement and not the applicant, we will have to have a public hearing for the postponement. At a public hearing those that are in favor or are against the postponement will have an opportunity to speak on the record their reasons for their support or opposition to the postponement.

If the case is not postponed, another public hearing regarding request for a Certificate of Appropriateness for the new construction will occur as well.

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

Hello,

I am forwarding your correspondence to the CHPO staff, for the record.

I believe the staff recommendation is to postpone action on this item, but that may require a public hearing and a vote by the HLC to accomplish. The CHPO staff can tell you more about that.

Thanks.

Laurie Limbacher
Historic Landmark Commission member

Sent: Friday, May 15, 2015 2:00 PM

To: Limbacher, Laurie - BC; Rosato, John - BC; Galindo, Mary - BC; Leary, Daniel - BC; Myers, Terri - BC; Roberts, Andrea - BC; Wolfenden-Guidry, Leslie - BC

Subject: Request to postpone HLC Cases at 3814 and 3816 Duval

To the Historic Landmark Commission members:

I am writing to request that you postpone your decisions for two cases that are on the Historic Landmark Commission agenda on Monday, May 18th. The two cases are for new construction on vacant lots at 3814 Duval and 3816 Duval, within the boundaries of the Hyde Park Local Historic District. At this time, many Hyde Park neighbors have concerns with the proposed development and designs on each of these properties, including impervious cover disputes that could change the designs, discussions on siding materials that could change the designs, conflicting permit reviews of the two properties, and an upcoming City of Austin arborist's review which could also bring about more design changes.

Until these issues are resolved with the developers proposed designs, I would like to request that the Historic Landmark Commission postpone their decisions for these two cases. That will give the developers more time to make the necessary design changes, so that a more accurate representation of the designs can be presented at a future Historic Landmark Commission meeting.

Thank you for your consideration of this request.

Sincerely,

John Williams

4307 Avenue F

Current Steering Committee member of the Hyde Park Neighborhood Assoc.
(HPNA), and most recent former past president of HPNA

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.

Contreras, Kalan

From: Limbacher, Laurie - BC
Sent: Monday, May 18, 2015 12:30 PM
To: Dorinda Scott
Cc: Sadowsky, Steve; Johnson, Elizabeth; Contreras, Kalan
Subject: RE: [zilker] A.D. Stenger Homes - 1000 Lund Street - Historic Landmark Commission - 7 pm Monday, May 18, 2015 [13 Attachments]

Hello,

I am forwarding your correspondence to the CHPO staff, for the record.

I believe the staff recommendation is to initiate historic zoning on this item, but that may require a public hearing and a vote by the HLC to accomplish. The CHPO staff can tell you more about that.

Thanks.

Laurie Limbacher
Historic Landmark Commission member

From: Dorinda Scott
Sent: Saturday, May 16, 2015 6:56 PM
To: Limbacher, Laurie - BC; Rosato, John - BC; Galindo, Mary - BC; Leary, Daniel - BC; Myers, Terri - BC; Roberts, Andrea - BC; Wolfenden-Guidry, Leslie - BC
Subject: Fw: [zilker] A.D. Stenger Homes - 1000 Lund Street - Historic Landmark Commission - 7 pm Monday, May 18, 2015 [13 Attachments]

As you see below, this definitely is an historic home and should NOT be demolished, though could have repairs, but NOT rebuild, which is tear down all but door, rebuild from ground up, then take out door and replace. That is NOT a rebuild, but a demolish. DO the RIGHT thing here. We don't have a lot of Stenger homes left. I live in his third home built.

PROPOSAL

Demolish a ca. 1957 A.D. Stenger design house.

ARCHITECTURE

The house is an A.D Stenger mid-century modern house Tri-Split level home. It is a frame with stone veneer on the front of the building and an angular roof.

RESEARCH

1000 Lund Street was built in 1957 by A.D Stenger. It was showcased in May 1957 as Austin Association of Home Builders Home of the Month. A.D (Arthur Dallas) Stenger was a prominent mid-century modern designer/builder in Austin. He got his start after passing his professional licensing exam in 1950 while a student at University of Texas School of Architecture. Leaving UT before completing the program, Stenger jumped into the post-war housing boom. Stenger was often compared to prominent California developer Joseph Eichler in the design sensibility and open living areas prominent in his designs. A "Stenger" home has low pitch gable roof, pronounced rafter tails, post and beam construction, and conservative foot print with most buildings being under 1500 square feet, and exposed beams and decking. Stenger also often included walls of collected stone, gable ends that terminate in a projecting point and cantilevered structural systems. Lund St and the surrounding streets within South Lund Park are an area where A.D Stenger focused and built many houses.

This specific house was completed in 1957 and the first listing in the city directories for the property was in 1959 when Bill Hoover, a merchandise manager at Carpenter Paper was renting the home. Starting in the mid to late 1960s, the home was owned by Thais Freda Bullard, the daughter of pioneer volcanologist, geologist

and geophysicist Fred Bullard who taught for many years at University of Texas. Thais was a graduate of University of Texas in 1951 and owned the property from the late 1960s until the late 1980s. She was always listed as living in the house in unit a and she had various renters in unit b, the efficiency unit. By 1992 the property had been converted into 3 different units and were all being used as rentals

STAFF COMMENTS

The property is not listed in any City surveys.

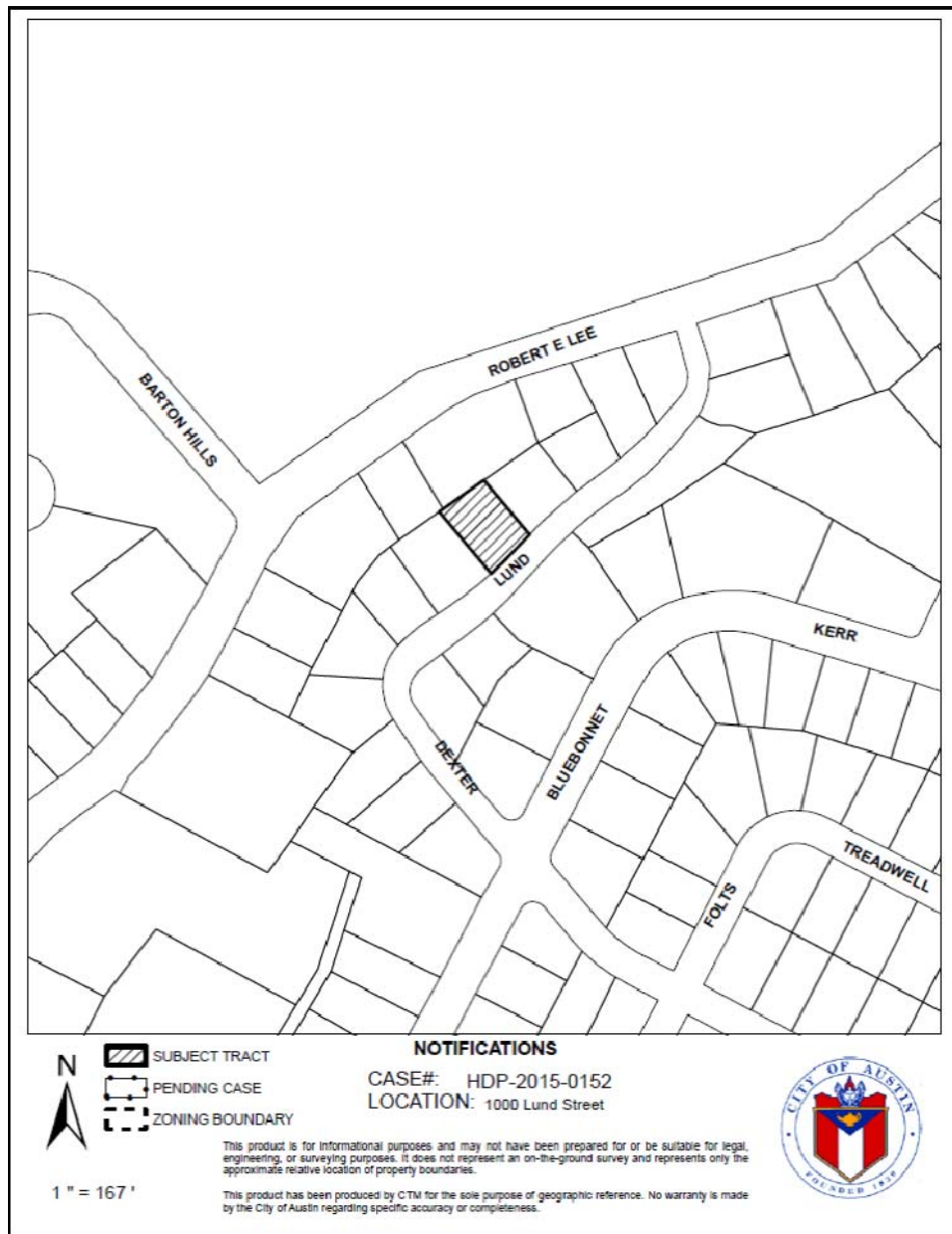
STAFF RECOMMENDATION

Staff recommends initiating a historic zoning case. This house has architectural and historical significance as an A.D Stenger house that was highlighted as a Home of the Month. The house exemplifies many Stenger design components including the use of stone and taking advantage of the topography of the land in the design and orientation of the building.

D.3 - 1

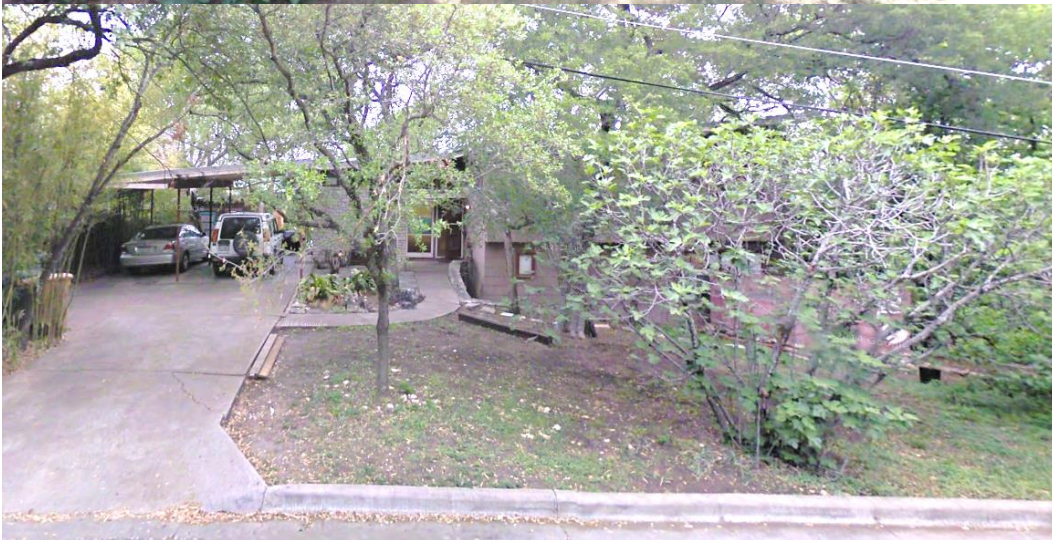
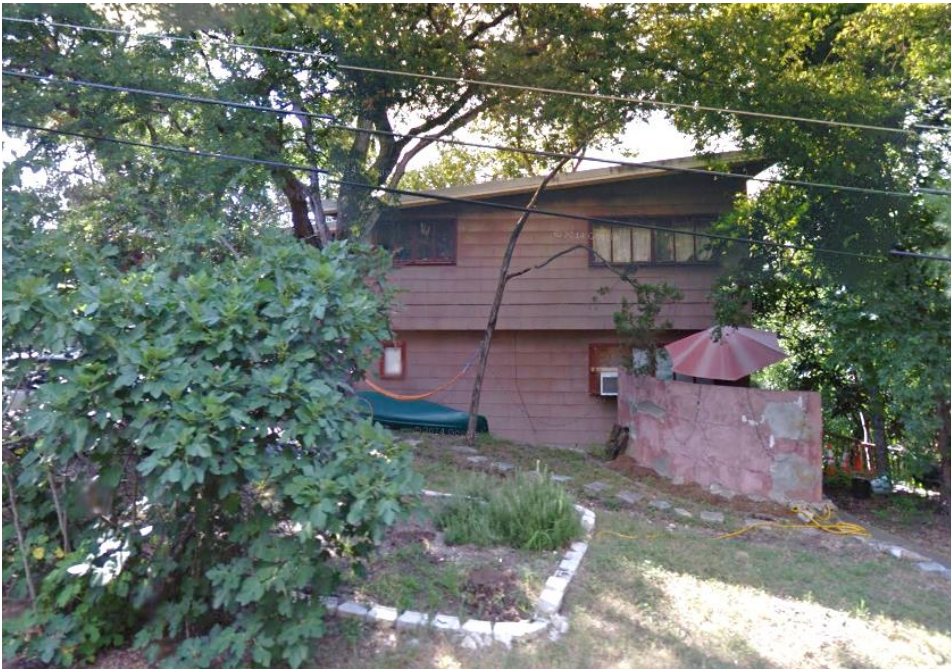
LOCATION MAP

D.3 - 2



1000 Lund St ca. 1957

D.3 - 3



D.3 - 4

Austin Association of Home Builders Select the May


HOME OF THE MONTH

the Award was again PRESENTED to

A. D. STENGER

for his outstanding home at

1000 LUND




Tri-Split Level

MODERN LIVING AT ITS BEST, IF YOU WANT TO SEE THE ULTIMATE IN MODERN LIVING YOU MUST SEE THIS TRI-SPLIT LEVEL HOME WITH 2 BEDROOMS AND BATH ON THE TOP LEVEL AND 4 EFFICIENCY BEDROOM AND GAME ROOM, BATH ON THE LOWER LEVEL THE HOME OF THE MONTH HAS A BEAUTIFUL RUSTIC SETTING ON A NICE SLOPING LOT.

ALL HOMES IN South LUND PARK are CUSTOM BUILT for their owners. With Excellent Restrictions Which MUST Be Met!

OFFICE 2000 DEXTER • ARCHITECT • BUILDER • DEVELOPER • GR 8-8921

OPEN HOUSE
10 A.M. 'TIL DARK MAY 26th

- Extra Heavy Paved Streets
- Concrete Curb & Gutter
- View of Hills & City
- 1 1/4 Miles To 6 & Congress

Ready Mix Concrete Satisfactory Mixed Murphy & Murphy GR 7-8831	TIPS Iron & Steel Co. See our beautiful displays of steel products they have everything you need for the year ahead 300 Rayzor GR 8-4311	Lawyers Title & Insurance Corp.	MATERIALS BY ALCALISTE GR 8-4311	CRANE PILING AND FIXTURES BY Midland Company 217 Rayzor GR 8-4311	FLOOR SANDING AND FINISHING BY ACC FLOOR CO. Call us for service J. R. K. KASLOFF GR 8-4311	THIS HOME PROTECTED BY INSURANCE BY Sure Martz 217 Rayzor GR 8-4311	WIRING The Greatest Variety In Home Wiring Sweeney Electric 610 S-1001	Built In Furniture Cabinets BY Gibson Cabinet Shop 6000 Westwood Road GR 8-4311
The Work Beautiful and lasting for you Capital Tile Service 27 E. 10th GR 8-4311	Painting COLORS BY FRISQUES BY N. H. JONES GR 8-4311	Build-By-Roof BY Schnebeck Bros. GR 8-4311	COOPER WORK BY COGTIN SHOP 1001 So. Lamar GR 8-4311	See the Latest Electrical Appliances In This Modern Home BY ALCALISTE GR 8-4311	Floor Covering and Furnishings BY Flower Craft Call us at the new building 2000 N. Lamar GR 8-4311	MORTGAGE Investment Corp. This is an excellent example of what you can do with your money 2000 N. Lamar GR 8-4311	ACORN Real Estate Call us to see how we can help you in any way 2000 N. Lamar GR 8-4311	

OCCUPANCY HISTORY 1000 Lund St

City Directory Research, Austin History Center By City Historic Preservation Office
March, 2015

- 1992 a. Gerald Shaw, renter, employed at Radian
- b. Elizabeth Jackson, renter, no occupation listed
- c. Marly Brophy, renter, student

NOTE: Both Elizabeth Jackson and Marly Brophy were listed as new occupants

- 1985-86 a. Thias Bullard, owner, no occupation listed. b. David Knoll, renter, no occupation listed

- 1981 a. Thias Bullard, owner, apartment manger
- b. David Knoll, renter, architect at Jackson Architects

- 1977 a. Thais Freda J Bullard, owner, no occupation listed b. Richard Anderson, renter, no occupation listed

Note: Daivd Knoll is not listed in the directory

- 1972 a. Thais Freda J Bullard, owner no occupation listed. b. Richard Phelan, renter, free lance writer

NOTE: Property is listed as in investment . Richard Anderson is not listed in the directory

- 1969 a. Thais Freda Bullard, owner engineer scientist at Tracor Inc.

- b. Frank M. Denton, renter, journalist with Long News Service located in the State Capitol Building.

Note: Richard Phelan is not listed in the directory.

- 1963 Bill D. and Lillah Hoover, rentesr, Merchandise manager at Carpenter Paper located at 2201 E 6th Street.

Note: Thais Freda Bullard is living at 2902 Harris Park Avenue and Frank Denton is not listed in the directory.

- 1959: Bill D. and Lillah Hoover, renters, Merchandise manager at Carpenter Paper located at 2201 E 6th Street.

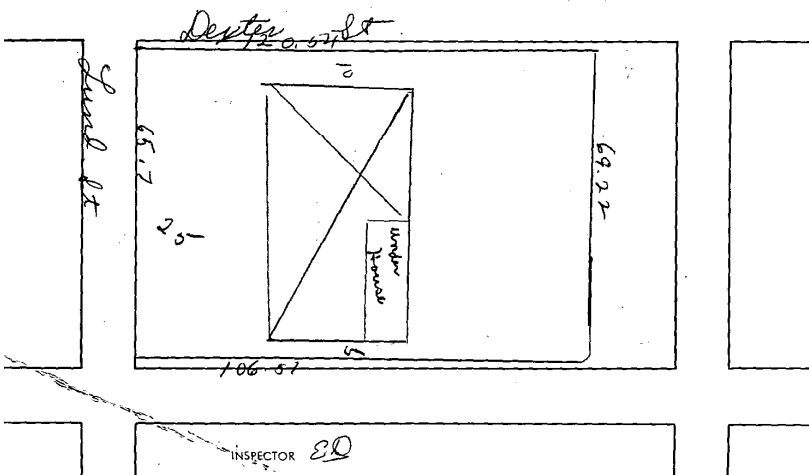
- 1958: The property is not listed in the directory.

D.3 - 5

Addition in 1967

D.3 - 6

OWNER: Freda Bullard CONTRACTOR: Andy Lelama
 $24 \times 16 = 384 \phi$
 D.G. 1-18-67



OWNER	Freda Bullard	ADDRESS	1000 Lund Street
PLAT	74	LOT	8
			BLK H
SUBDIVISION	South Lund Park		
OCCUPANCY	Bedroom Storage & Bath		
BLD PERMIT #	102065	DATE	1-19-67
		OWNERS	ESTIMATE 1,600.00
CONTRACTOR	Andy Ledesma	NO. OF FIXTURES	5
WATER TAP REC #		SEWER TAP REC #	
Frame Addition to A Residence			
384 sqft			

5

A.D.Stenger 1000 Lund St
74 S Less N10' & N 10' of 10 H
South Lund Park
Rock Veneer Duplex and Att Carport
65832 2-12-57 12500.00
Owner. 10
11732 26942

Attachment(s) from David King | [View attachments on the web](#)
10 of 13 Photo(s) ([View all Photos](#))



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[page4image912.jpeg](#)

Pt

Check out the automatic photo album with [7 photo\(s\)](#) from this topic.



Ideas are from the poster only.

Thanks for posting friendly and neighborlylike.

<http://www.zilkerneighborhood.org> website (1) ==

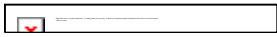
<http://tinyurl.com/pkk8hww> Contractor Database ==

<http://groups.yahoo.com/group/zilker/> listserv-site ==

<http://www.main.org/znaweb/rectime.html> Recycle Date ==

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Laurie Limbacher
Historic Landmark Commission

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Contreras, Kalan

From: Johnson, Elizabeth
Sent: Monday, May 18, 2015 1:53 PM
To: Contreras, Kalan
Subject: FW: 3814 & 3816 Duval St. Properties - HLC review for May 18 meeting

Late citizen comments

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

From: Rodney Gibbs
Sent: Monday, May 18, 2015 1:53 PM
To: terrimyrs@preservationcentral.com; Myers, Terri - BC
Cc: Johnson, Elizabeth; Sadowsky, Steve
Subject: 3814 & 3816 Duval St. Properties - HLC review for May 18 meeting

Dear Ms. Myers:

I am writing to express my concerns about two properties on the agenda for tonight's HLC meeting: 3814 and 3816 Duval St. I own and live in 3812 Duval, which shares a boundary line with 3814 Duval.

Since the developers had not contacted any of the residents of the properties surrounding their developments as of their presentation before the HLC informal meeting last Monday, I initiated a meeting with them and my neighbors. Five neighbors and two members of the Hyde Park DRC attended the meeting with the developers on their two lots last Thursday, May 14.

We voiced our concerns about several issues regarding the Hyde Park LHD and the NCCD, which I will delineate below. We also voiced our concerns about issues with parking, impervious cover, drainage and trees, which we are voicing to the appropriate review bodies of the city.

The developers agreed to consider some changes and refused others. The ones they agreed to consider will considerably alter their plans currently before the HLC. Because of these potential changes, as well as the other issues surrounding these properties with zoning and tree reviews, I ask that the HLC postpone consideration of these properties until a future meeting. This will give the developers time to update their plans and give the neighbors adequate time to review any changes they offer.

Thank you for your help ensuring that these two developments adhere to all legal requirements of the Hyde Park

LHD and NCCD.

Best regards,

Rodney Gibbs
3812 Duval St.

The following is a summation of the concerns I have with the proposed developments on 3814 and 3816 Duval Street:

Scale

The ancillary dwellings of each development are designed as large, separate houses with their own styles and roof forms. They do not look like ancillary or even connected dwellings. In keeping with the style of adjacent structures on the block, the proposed ancillary dwellings should relate to the design and scale of their front units.

Architectural Elements

The four dwellings are a pastiche of materials and styles that do not reflect the houses on either side of them, nor on the 3800 block of Duval. Five of the six houses that share the west side of Duval with the proposed properties are brick bungalows, and the sixth house is wood bungalow with narrow, horizontal lap siding. The proposed developments mix horizontal and vertical lap siding at a scale larger than houses on the block, plus they throw in cedar shakes, which are not evident on the block. The new developments should reflect the style of the block by using either brick or horizontal, narrow lap siding and not mixing styles on once facade.

Walkways

The LHD requires walkways from the street to the front door. Both of these properties' plans include no walkways, nor do they include walkways in the rear from parking areas to the front or back houses. When I asked the developers about walkways, they said they intend to build them from concrete or stone but feel they are not required for the plan. Since the walkways are required by the LHD, I ask that the plans be required to reflect the actual walkways that they intend to build.

In addition, with the current plans already at 44.98% impervious cover, I am concerned that the addition of walkways will push these proposed houses over the legal limit.

Setbacks and Elevations

The proposed developments would be the only houses on the 3800 block of Duval with a slab foundation. All other houses have pier and beam, and thus other houses on the block sit approximately three feet above ground level. All surrounding houses have three or more steps to their entrances. The proposed developments should match that height and style.

Porches

Contrary to recommendations in the LHD, the front porches on each lot's front house is not at least seven feet deep. I ask that these new houses match the style of houses on either side of them as well as the rest of the block and expand the size of their porches.

Windows

The window shape and placement on the sides and back of the buildings are unrelated in style to the front facades. I am also concerned that their narrow horizontal windows along the sides, in particular, are not in keeping with the craftsman style of the neighborhood. This is important to me because my house will be less

than eight feet from the south face of the 3814 Duval houses. (My 1938 house was built less than three feet from the property line, and the developers plan to place their house five feet from the property line.) I ask that the fenestration pattern on the side and rear of these new projects match the front facade of the development and that of adjacent houses.

Parking

Each project calls for four tandem parking spots, including two spots at a right angle from the driveway. The plans only show an eight-foot radius for the right-angle turn. Such a tight turn radius is not tenable and will tempt residents to use the small backyard between the front and rear units as a turn-around zone or a permanent parking area.

The parking issue is exacerbated by the fact that parking is prohibited on both sides of Duval on the 3800 block. Plus, busy bikes lanes line both sides of the street. With no street parking to alleviate pressure from eight cars squeezed onto these two narrow lots, the entire back area could likely become a parking lot.

--

Rodney Gibbs
M (512) 825-8021
Twitter: @rgibbs

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. 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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During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

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<http://www.austintexas.gov/development>.

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Case Number: C14H-2014-0014

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: May 18, 2015, Historic Landmark Commission

Arif Panju
Your Name (please print)

506 Lockhart Drive, 78704

Your address(es) affected by this application

5/16/15

Date

Daytime Telephone: _____

[Signature]
Signature

Comments:

This LHD application does not satisfy

mandatory code requirements. Nor is this

reasoning in the best interest of affected

property owners. We oppose this, & ^{oppose} ~~object~~

that the city is still continuing to rezone

our homes over the repeated objections

of affected homeowners. A majority of us

do not support this & it is time you withdraw

this immediately.

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

City of Austin

Planning & Zoning Department

Steve Sadowsky

P. O. Box 1088

Austin, TX 78767-8810

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.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

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
- 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.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.ci.austin.tx.us/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): HDP-2015-0315 PR-2015-040680

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: May 18, 2015 Historic Landmark Commission

Mark J. McDonald

Your Name (please print)

809 W. Johanna Street

Your address(es) affected by this application

[Signature]

Signature

5-15-15

Date

Comments:

This property is a good
example of a typical Bouldin
Creek house built in the late
1930s. Developer should consider
adaptive re-use rather than
demolishing it.

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

City of Austin

Planning and Zoning Department

Steve Sadowsky

P. O. Box 1088

Austin, TX 78767-8810

Fax Number: (512) 974-9104

☐ I am in favor
☒ I object

PUBLIC HEARING INFORMATION

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- 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
 - 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): HDP-2015-0315 PR-2015-040680

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: May 18, 2015 Historic Landmark Commission

PAUL GERHARTER

Your Name (please print)

☐ I am in favor
☒ I object

806 W JOHANNA ST.

Your address(es) affected by this application

Paul Gerharter

Signature

5/18/15
Date

Comments: 715 W JOHANNA
REPRESENTS A DISAPPEARING ELEMENT
REPRESENTATIVE OF AN ERA WHEN
MODEST YET SOLID HOMES WERE
BEING INTRODUCED TO A PREDOMINANTLY
POOR AND FORMERLY ISOLATED AREA OF
AUSTIN (SOUTH OF COLORADO RIVER ~~AND~~ WHICH
PRONE TO FREQUENT FLOODING). HOME WAS
BUILT BY A UT GRADUATE - WORKED FOR
COA X 43 YEARS

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

City of Austin

Planning and Zoning Department

Steve Sadowsky

P. O. Box 1088

Austin, TX 78767-8810

Fax Number: (512) 974-9104

May 15, 2015

Dear Members of the Historic Landmarks Commission:

We are writing in regards to properties to be developed at 3814 and 3816 Duval, Austin, TX 78751.

Our property shares the west property line of 3816 Duval. Our address is 3815 Avenue H and sits on a corner lot. We have owned and lived on this property for over twenty years. The residents of the proposed ancillary dwelling at 3816 will have a direct view into our back yard.

We held a site visit with the developers and a number of neighbors last Thursday and this letter is a summation of our concerns about the development. We discussed these issues with the developers and want to insure that the HLC insures that these elements meet all of the legal requirements of the LHD and the NCCD.

GENERAL CONCERN OVER MASSING AND SCALE:

We have not seen an image/photo that juxtaposes the proposed construction with the adjacent properties and are concerned with the scale and massing. Also, as stated in the HLC's Certificate of Appropriateness, we support insuring that the front/back units have similar general features (roof slope, siding, window trim, etc.) to insure they look like a related-complex.

SETBACK AND FIRST FLOOR LEVELS:

Want to insure that the setbacks and the first floor levels are the same as the adjacent homes. Concern that the adjacent pier and beam homes will be higher than proposed development.

WINDOW PLACEMENT:

The small, horizontal windows used on the backside of the dwellings are not "typical of the [craftsman] style" as cited in the HLC's Certificate of Appropriateness.

NO FRONT PATHWAY:

A front pathway to both houses is omitted from the design, yet it is recommended in the HLC's Certificate of Appropriateness. This would take the plan over 45% impervious cover.

Note, there is also no coverage for any back stoop or patio. Any owner wanting to add a front pathway or patio or stoop would have to apply for a variance, however if granted, would exceed allowable impervious cover.

SIDING:

We asked the developers to use only narrow lap siding (less than 6" – we pointed out a house diagonally across the street with acceptable horizontal lap siding) on the entire façade of the units with no vertical batten – as the Certificate of Appropriateness cites.

WINDOW TRIM:

Insure that window trim on all four sides of the homes/ancillary dwellings include a lower sill and are not just trimmed with flat wood. Concerned that narrow horizontal windows are not in keeping with windows

DRIVEWAYS AND PARKING:

While the single lane driveway runners are amenable, tandem parking in Hyde Park only allows up to two cars and these properties require off street parking for four cars.

The turning radius for the front driveway, to remove two parking spots from the main driveway "tandem" requirement is too small and does not meet code. The minimum turning radius is 25' and the designed radius is 8'.

TREE CARE:

While tree care does not fall under the purview of the HLC, there is concern over the proximity of the driveway runners to the trunk of the heritage pecan north of 3816 and the large pecan to the south of 3814. The City arborist will be required to inspect and approve the driveway placement.

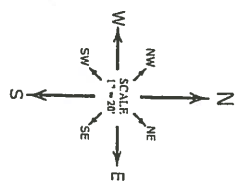
--

Ann S. Graham
People + Art = Building Community
Producer - Consultant - Liaison

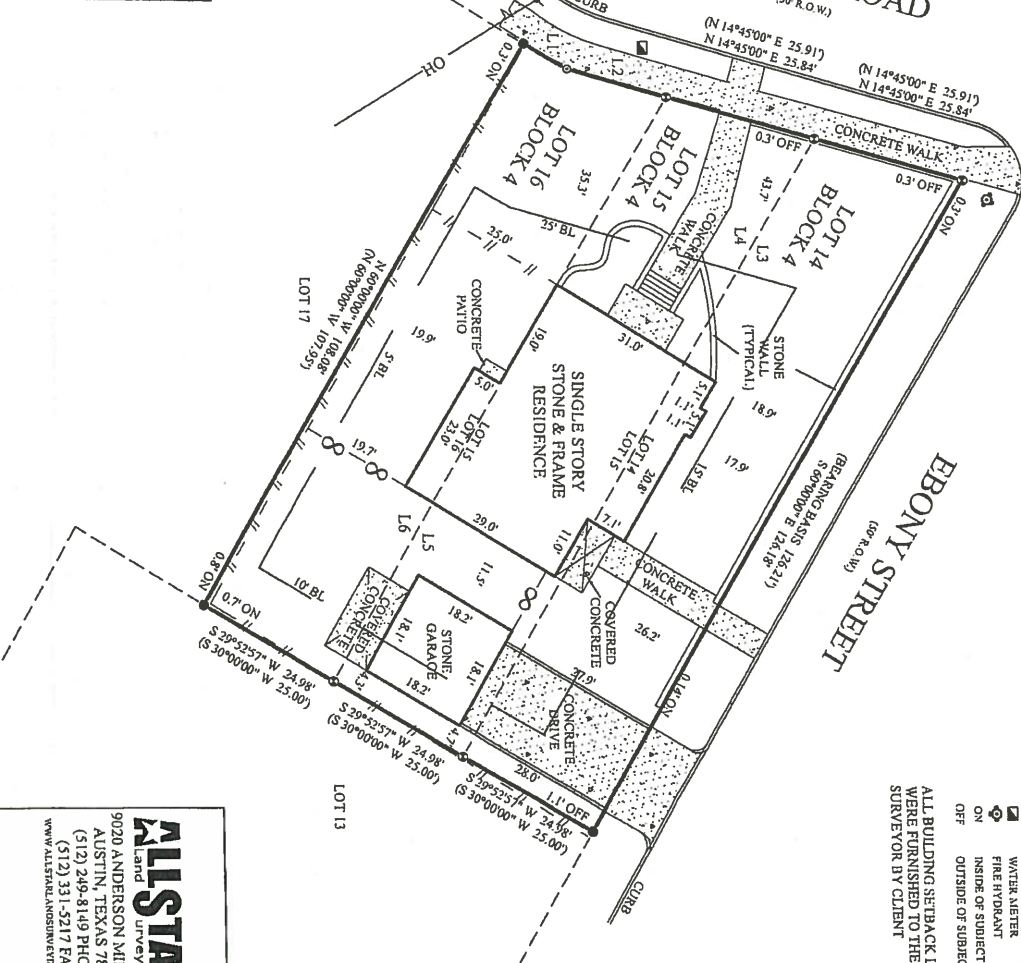
(512) 914-8096

~~ann.s.graham@gmail.com~~

901 DAWSON
CITIZEN COMM.



LINE	BEARING	LENGTH
L1	N 29° 18' 13" E	8.35'
L2	N 30° 00' 00" E	(8.25')
L3	N 14° 45' 00" E	17.35'
L4	N 14° 45' 00" E	(17.45')
L5	S 60° 00' 00" E	(119.41')
L6	S 59° 56' 49" E	(112.61')
L7	N 59° 56' 49" W	(112.61')
L8	N 60° 00' 00" W	(119.41')



- LEGEND**
- CALCULATED POINT
 - 1/2" IRON PIPE FOUND
 - 1/2" IRON PIPE FOUND
 - RECORD INFORMATION
 - UTILITY POLE
 - OVERHEAD UTILITY LINES
 - WATER HYDRANT
 - FIRE HYDRANT
 - INSIDE OF SUBJECT BOUNDARY
 - ON
 - OFF
 - OUTSIDE OF SUBJECT BOUNDARY

ALL BUILDING SETBACK LINES
WERE FURNISHED TO THE
SURVEYOR BY CLIENT

ALLSTAR
and
Surveying
9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
WWW.ALLSTAR.SURVEYING.COM

E.I.R.M. MAP INFORMATION

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS (FIRM, MAP NO. 48510C045H DATED: SEPTEMBER 26, 2008). THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY, AND IS NOT A GUARANTEE OF THE FLOOD PROPERTY WILL OR WILL NOT FLOOD. THE SURVEYOR ASSUMES NO LIABILITY FOR THE CURRENT STATUS OF THIS TRACT.

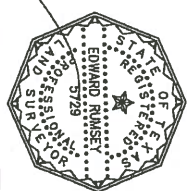
RESTRICTIONS
NO RESTRICTIONS LISTED IN TITLE COMMITMENT.
LEGAL DESCRIPTION
LOTS 14, 15 AND 16, BLOCK 4, ARBOLES ESTATES, SECTION NO. 3, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 3, PAGE 241, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

ADDRESS

JUSTIN HUBBERT AND LAUREN HUBBERT
901 DAWSON ROAD
AUSTIN, TRAVIS COUNTY, TEXAS

SURVEY DATE: DECEMBER 19, 2014	HELD BY: EMMAN HORTON	12/19/2014
TITLE CO.: AUSTIN TITLE COMPANY	CALC. BY: CHRIS ZOTTER	12/19/2014
DRAWN BY: SEAN SUTTON	PLS CHECK: EDWARD RUNSEY	12/19/2014
JOB NO.: A110914		

TO THE LEND (HOLDER AND/OR OWNERS OF THE PREMISES SURVEYED) AND TO:
AUSTIN TITLE COMPANY
I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THE SURVEYOR HAS TO THE BEST OF HIS KNOWLEDGE OF THE PROPERTY LEGALLY DESCRIBED HEREON AND THAT THERE ARE NO BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OR IMPROVEMENTS, OR HOMES IN PLACE, ETC., WHICH WOULD AFFECT THE SURVEYED TRACT. THE SURVEYOR ASSUMES NO LIABILITY FOR THE CURRENT STATUS OF THIS TRACT WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.



Building Sketch

Client				
Property Address	901 Dawson Rd			
City	Austin	County	Travis	State TX Zip Code 78704
Lender	Prosperity Bank			

Second Floor

Garage: 18' x 18'

Stairs: 22.2' x 8.8'

Bedroom: 11.6' x 8.8'

Bath: 11' x 9.9'

Bedroom: 8.8' x 5.5'

Bedroom: 8.3' x 5.3'

Bedroom: 3.5' x 3.5'

First Floor

Patio: 29' x 10.8'

Utility: 22.7' x 5'

Family: 30.9' x 19'

Stairs: 31' x 19'

Bedroom: 31' x 19'

Bath: 31' x 19'

Kitchen: 31' x 19'

Dining: 31' x 19'

Living: 31' x 19'

Entrance: 31' x 19'

Porch: 31' x 19'

Area Calculations Summary

Area	Area	Calculation Details
Living Area	1330.6 Sq ft	31 x 19 = 589
First Floor		22.7 x 29 = 658.3
		7 x 11.9 = 83.3
Second Floor	422.37 Sq ft	3.5 x 5.3 = 18.55
		5.5 x 9. = 49.5
		11 x 8.8 = 96.8
		11.6 x 22.2 = 257.52
Total Living Area (Rounded):	1753 Sq ft	
Non-living Area		
2 Car Garage	324 Sq ft	18 x 18 = 324

Front of house view from Dawson
Road



Side view of house



Side of house on Ebony Street



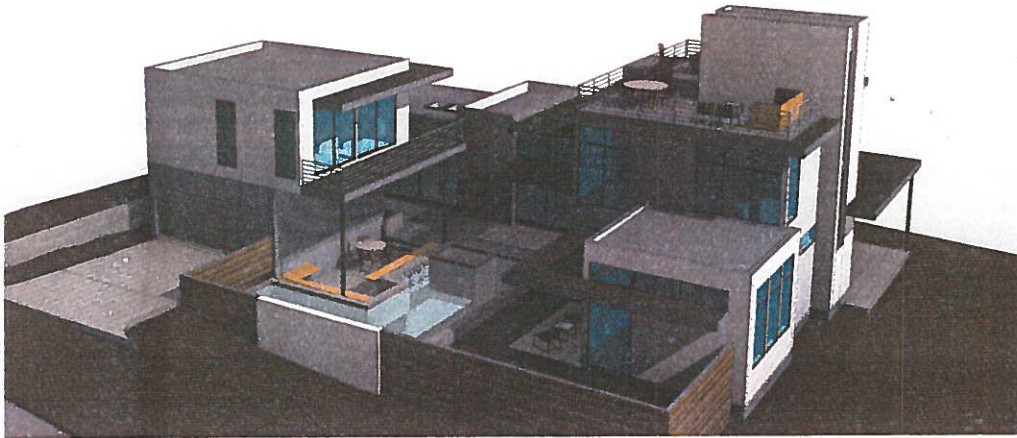
Detached garage with damaged
garage doors



Showing where the gas is turned off
due to leak under house



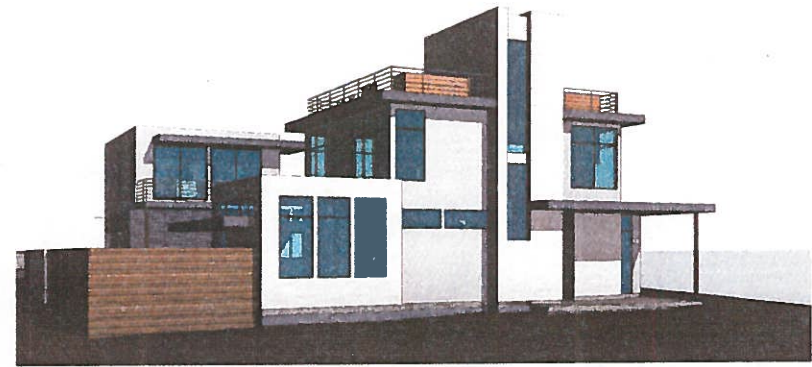




5 Copy of 3D View 5



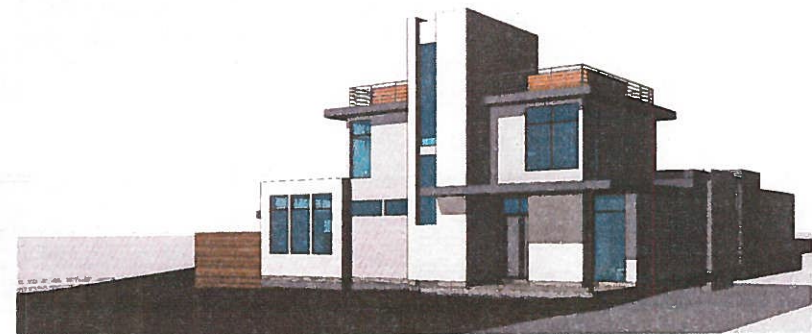
4 Copy of 3D View 4



1 Copy of 3D View 1



3 Copy of 3D View 3



2 Copy of 3D View 2

STEVE ZAGORSKI

Owner: Owner

OWNER:
Owner:
Owner:

HUBBERT RESIDENCE
901 DAWSON, AUSTIN TX



HUBBERT RESIDENCE
PROJECT NO: 2013-01
DRAWN BY: CZ
CHECKED BY: CZ
ISSUE DATE: 5/14/2013

DRAWING TITLE
PERSPECTIVES

DRAWING NO

A 4.2

From: Sadowsky, Steve [<mailto:Steve.Sadowsky@austintexas.gov>]
Sent: Wednesday, May 06, 2015 11:40 AM
To: David Rodewald; Contreras, Kalan
Subject: RE: 901 Dawson Rd. 78704

Yes, with a documentation package. I finished the research yesterday, and there is nothing to qualify this house as a landmark.

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

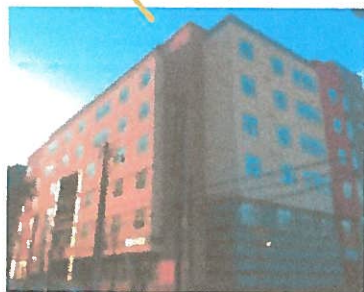
From: David Rodewald
Sent: Tuesday, May 05, 2015 5:33 PM
To: Contreras, Kalan; Sadowsky, Steve
Subject: 901 Dawson Rd. 78704

Hi Kalan and Steve,

Will this project be recommended for permit release at the next HLC meeting?

Thanks,

D A R Demolition
David Rodewald
PO Box 142028
Austin, TX 78714-2028
Phone 512-453-4646
Fax 512-453-5524



903 STONE CLIFF CT.
CITIZEN COMM.



903 Shoal Cliff Ct

Image Landsat

Google earth

1995

30°17'29.07" N 97°44'46.12" W elev 622 ft eye alt 870 ft

An aerial photograph of a city, likely St. Louis, Missouri, showing a dense urban area with numerous buildings and trees. A red pin is placed on a building, with the address "903 Shoal Cliff Ct" displayed next to it. The image is a screenshot from Google Earth, as indicated by the logo in the bottom right corner. The image is dated 1995, as shown in the bottom left corner. The image is labeled "Image Landsat" in the bottom center. The coordinates and elevation are displayed in the bottom right corner: 30°17'27.51"N 97°44'44.76"W elev 673 ft - eye alt 1652 ft.

903 Shoal Cliff Ct

Image Landsat

Google earth

1995

30°17'27.51"N 97°44'44.76"W elev 673 ft - eye alt 1652 ft



Fairway Contracting LLC
2002 - A Guadalupe Street Suite 102
Austin, TX 78705

Shoal Cliff

903 Shoal Cliff
Austin, TX 78705

(251,000)
+ Remodel Cost

Code	Item	Description	Original Budget	This Application			Variance	Forecast
				Previous Billing	Work in Place	Stored Materials		
1-01	General Conditions	Permits	\$5,000.00	\$0.00			\$0.00	\$0.00
1-02	General Conditions	Third Party Inspections	\$2,500.00	\$0.00			\$0.00	\$0.00
1-05	General Conditions	Project Management Fee	\$25,000.00	\$0.00			\$0.00	\$0.00
1-06	General Conditions	Architectural Services/Drawings	\$15,000.00	\$0.00			\$0.00	\$0.00
1-09	General Conditions	Interior Design	\$1,000.00	\$0.00			\$0.00	\$0.00
1-13	General Conditions	Structural Engineering	\$2,500.00	\$0.00			\$0.00	\$0.00
1-13	General Conditions	Mechanical Engineering	\$1,500.00	\$0.00			\$0.00	\$0.00
1-25	General Conditions	Survey	\$0.00	\$0.00			\$0.00	\$0.00
1-26	General Conditions	Site Layout	\$0.00	\$0.00			\$0.00	\$0.00
1-27	General Conditions	Job Site Signage	\$500.00	\$0.00			\$0.00	\$0.00
1-41	General Conditions	Utilities - Electricity - Temporary	\$500.00	\$0.00			\$0.00	\$0.00
1-41	General Conditions	Utilities - Water - Temporary	\$500.00	\$0.00			\$0.00	\$0.00
1-41	General Conditions	Gas Service	\$0.00	\$0.00			\$0.00	\$0.00
1-47	General Conditions	Dumpster Cost - 30 Yard Roll Off	\$1,500.00	\$0.00			\$0.00	\$0.00
1-52	General Conditions	Structural Demolition - Exterior Walls for Doors	\$0.00	\$0.00			\$0.00	\$0.00
1-61	General Conditions	General Demolition (Stairs, Carpet, Walls, ect)	\$0.00	\$0.00			\$0.00	\$0.00
1-63	General Conditions	General Labor (Misc)	\$5,000.00	\$0.00			\$0.00	\$0.00
1-90	General Conditions	Misc Supplies	\$10,000.00	\$0.00			\$0.00	\$0.00
2-20	Site Work	Parking Lot - Repair, Seal, & Stripe	\$0.00	\$0.00			\$0.00	\$0.00
2-75	Site Work	Detention Pond Rehabilitation	\$0.00	\$0.00			\$0.00	\$0.00
2-80	Site Work	General Landscape Improvements	\$15,000.00	\$0.00			\$0.00	\$0.00
3-11	Concrete	Stucco Repairs - Exterior	\$5,000.00	\$0.00			\$0.00	\$0.00
3-14	Concrete	Foundation Repair (Pier and Beam)	\$15,000.00	\$0.00			\$0.00	\$0.00
3-64	Concrete	Concrete - Misc Patch & Saw Cuts	\$0.00	\$0.00			\$0.00	\$0.00
4-40	Masonry	Stone - Pressure Wash	\$1,000.00	\$0.00			\$0.00	\$0.00
5-30	Metals	Steel & Metal Pan for Raised Floor	\$0.00	\$0.00			\$0.00	\$0.00
5-40	Metals	Gutters & Downspouts	\$500.00	\$0.00			\$0.00	\$0.00
5-51	Metals	Misc	\$500.00	\$0.00			\$0.00	\$0.00
5-52	Metals	Handrails	\$500.00	\$0.00			\$0.00	\$0.00
5-90	Metals	Ornamental	\$2,500.00	\$0.00			\$0.00	\$0.00
6-11	Woods & Plastics	Interior Framing	\$15,000.00	\$0.00			\$0.00	\$0.00
6-20	Woods & Plastics	Misc Framing (Bar,Game Room, etc)	\$0.00	\$0.00			\$0.00	\$0.00
6-20	Woods & Plastics	Trim Carpentry	\$7,500.00	\$0.00			\$0.00	\$0.00

6-40	Woods & Plastics	Exterior Deck on East Side	\$0.00	\$0.00			\$0.00	\$0.00	\$0.00
6-50	Woods & Plastics	Plastic Panels & Screen Porches	\$0.00	\$0.00			\$0.00	\$0.00	\$0.00
6-60	Woods & Plastics	Wood Flooring -	\$7,500.00	\$0.00			\$0.00	\$7,500.00	\$0.00
7-13	Thermal / Moisture	General Caulking	\$2,500.00	\$0.00			\$0.00	\$2,500.00	\$0.00
7-21	Thermal / Moisture	Insulation	\$5,000.00	\$0.00			\$0.00	\$5,000.00	\$0.00
8-01	Openings	Glass Accordion Overhead Doors (21) x \$6500	\$0.00	\$0.00			\$0.00	\$0.00	\$0.00
8-02	Openings	Interior Doors	\$1,500.00	\$0.00			\$0.00	\$1,500.00	\$0.00
8-10	Openings	Relocate Glass Panels From Exterior to Interior	\$0.00	\$0.00			\$0.00	\$0.00	\$0.00
8-40	Openings	Misc Hardware	\$1,000.00	\$0.00			\$0.00	\$1,000.00	\$0.00
8-50	Openings	Window Modifications	\$10,000.00	\$0.00			\$0.00	\$10,000.00	\$0.00
9-20	Finishes	Drywall (Hang, Tape, & Float)	\$10,000.00	\$0.00			\$0.00	\$10,000.00	\$0.00
9-31	Finishes	Ceramic Tile Repair in Kitchen	\$5,000.00	\$0.00			\$0.00	\$5,000.00	\$0.00
9-40	Woods & Plastics	Interior Stain & Seal of Millwork as needed	\$0.00	\$0.00			\$0.00	\$0.00	\$0.00
9-68	Finishes	Acoustical Ceiling Tile - Replacement	\$0.00	\$0.00			\$0.00	\$0.00	\$0.00
9-80	Finishes	Interior Paint	\$10,000.00	\$0.00			\$0.00	\$10,000.00	\$0.00
9-80	Finishes	Exterior Paint	\$10,000.00	\$0.00			\$0.00	\$10,000.00	\$0.00
9-90	Finishes	Sealed Concrete - Garage	\$500.00	\$0.00			\$0.00	\$500.00	\$0.00
10-41	Specialties	Building Signage	\$0.00	\$0.00			\$0.00	\$0.00	\$0.00
10-80	Specialties	Bathroom Accessories	\$0.00	\$0.00			\$0.00	\$0.00	\$0.00
11-14	Equipment / Appliances	New appliances	\$5,000.00	\$0.00			\$0.00	\$5,000.00	\$0.00
12-01	Furnishings	The Board Room Conference Table	\$0.00	\$0.00			\$0.00	\$0.00	\$0.00
15-30	Mechanical	Plumbing - Misc & Fixtures	\$15,000.00	\$0.00			\$0.00	\$15,000.00	\$0.00
15-30	Mechanical	Fire Sprinkler - Refurbish & Misc	\$0.00	\$0.00			\$0.00	\$0.00	\$0.00
15-60	Mechanical	HVAC System - 7 New Units, Install, Tune, Repair	\$10,000.00	\$0.00			\$0.00	\$10,000.00	\$0.00
16-01	Electrical	Electrical - Misc	\$15,000.00	\$0.00			\$0.00	\$15,000.00	\$0.00
16-01	Electrical	Light Fixtures, & Misc Parts	\$2,500.00	\$0.00			\$0.00	\$2,500.00	\$0.00
Other Expenses								\$0.00	
1	Non-Construction	Attorney Fees	\$2,500.00	\$0.00			\$0.00	\$2,500.00	\$0.00
2	General Conditions	Builders Risk Insurance	\$5,000.00	\$0.00			\$0.00	\$5,000.00	\$0.00

\$251,000.00

\$0.00

\$0.00

\$0.00

\$0.00

\$251,000.00

\$0.00

Amount Due This Billing:

\$0.00

Addendum to Draft Cemetery Master Plan—Statement about 3 acre tract of land east of Austin Memorial Park Cemetery

The history of Austin Memorial Park Cemetery is documented in the Draft Cemetery Master Plan beginning on page 357. This historic context documents the fact that portions of the original tract of land that the City of Austin (City) purchased in 1941, which includes Austin Memorial Park Cemetery, have been sold or designated for various purposes throughout the decades.

In 1992, the City Council officially designated the boundaries of Austin Memorial Park Cemetery by Resolution # 920910-30 and specified that the boundaries would fall within the existing fence line. Per Council's resolution, the cemetery boundaries did not include areas outside of the fence line, including a three-acre tract to the east along Shoal Creek.

The Austin Parks and Recreation Department (PARD) has not conducted an engagement process specific to this tract of land, but is aware, through area planning processes and neighborhood actions, that there are divergent opinions about the best disposition of this tract of land. These opinions include, but are not limited to the following examples:

- Some community members have voiced an interest in designating this three acre portion, which was part of the 1941 original acquisition, as part of the Austin Memorial Park Cemetery to be used as a "scatter garden" for cremated human remains.
- Some community members would like to see this three acre portion expressly dedicated by City Council as parkland that is part of the Shoal Creek Greenbelt. It has been suggested that this tract could provide a nature trail and/or pedestrian/bicycle connection.

PARD recommends that the long term plan for the use of the three acre portion of land be decided by the Austin City Council following a community engagement process specific to this issue.

APPENDIX Q

ADDENDUM TO THE DRAFT MASTER PLAN



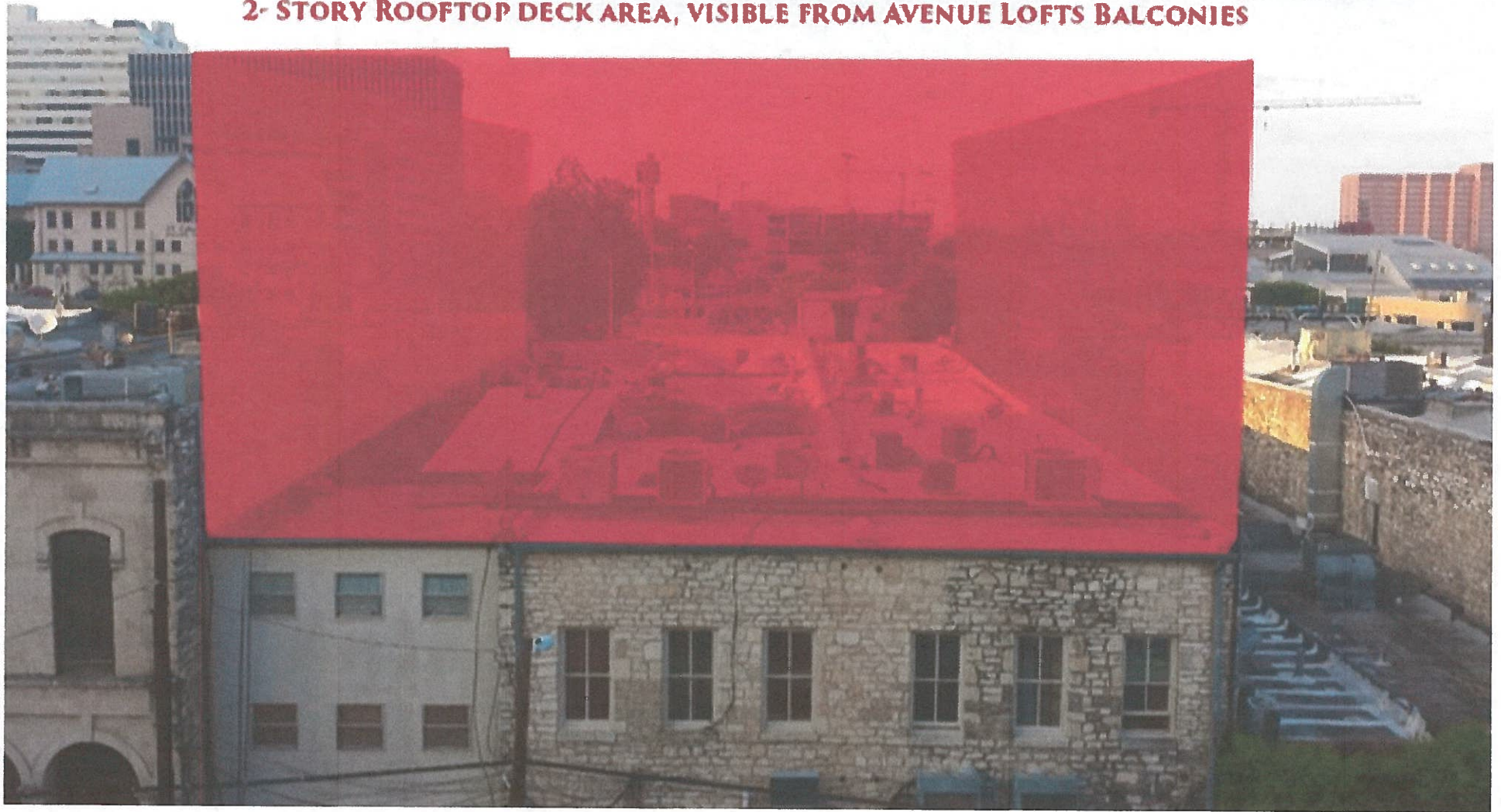
AVENUE LOFTS
HOMEOWNERS'
BALCONIES

PROPOSED
2-STORY DECK
AREA

VISIBLE FROM
TRINITY ST.

COVER ME. ONPEDIA.COM

2- STORY ROOFTOP DECK AREA, VISIBLE FROM AVENUE LOFTS BALCONIES



The Rosewood Neighborhood Contact Team

1000 Glen Oaks Court, Austin, TX 78702
(512) 477-2352

April 11, 2015

Re: 2007 E. 12th Street Residential Project

To Whom It May Concern:

The Rosewood Neighborhood Contact Team (RNCT) has reviewed the plans for the above-noted project, our chair met with the builder, and the Foster Heights Neighborhood Association has discussed concerns and met with the builder. RNCT understands that the property is currently zoned for commercial, although its current use and only recent use has been single family residential. RNCT has concerns that adding three additional single family dwellings to a lot that currently contains only one such house could significantly increase traffic on E. 12th Street in front of the proposed project, but the builder has planned to encourage entrance and egress through the alley at the back of the lot. In addition, the lot has a significant slope from west to east toward a buried drainage easement. Despite some concerns, RNCT strongly supports infill housing, and we have decided to support the decision of the Foster Heights Neighborhood, since they will be most directly affected by the project.

After meeting with the builder, Mr. Jackson, on 3/24/15 at the site, discussing the project, and viewing the preliminary site plan, Foster Heights Neighborhood has determined that the residential project would be a positive addition to the neighborhood, and Foster Heights Neighborhood Association is in favor of the proposed project going forward.

The neighborhood is not in opposition to a reduction of the east side-yard setback from 15 feet to 5 feet, as long as the City of Austin determines it is feasible to do so. We understand that such a reduction of the setback is restricted solely to the east property line border (Alamo Street side).

Both RNCT and Foster Heights would urge that during demolition, as well as during construction, any and all Heritage Trees on the property be protected and preserved with wooden planks surrounding their trunks and temporary fencing encompassing the trees' drip lines.

Sincerely,



Jane Rivera, President