

**Gaudette, Angela**

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**From:** Gaudette, Angela  
**Sent:** Sunday, November 15, 2020 4:20 PM  
**To:** Gaudette, Angela  
**Subject:** FW: Letter of Support for C14H-2020-008/Baker School Historic Landmark Status

**From:** PAZ Preservation <Preservation@austintexas.gov>  
**Sent:** Saturday, November 14, 2020 5:51 PM  
**To:** Gaudette, Angela <Angela.Gaudette@austintexas.gov>  
**Subject:** FW: Letter of Support for C14H-2020-008/Baker School Historic Landmark Status

\*\*\* External Email - Exercise Caution \*\*\*

**TO:** Historic Landmark Commission, Planning Commission & City Council

**FR:** Betsy Clubine, Co-President, Hyde Park Neighborhood Association

**DT:** November 5, 2020

**Case #:** C14H-2020-008

**Applicant:** Alamo Draffhouse Cinemas Baker LLC

**Historic Name:** Baker School

On behalf of the Hyde Park Neighborhood Association, I am writing to support the proposed zoning change (Case # C14H-2020-008) to designate the former Baker School as a historic landmark. The Baker School is located within the boundaries of the Hyde Park NCCD and Local Historic District and is included in the Hyde Park Neighborhood Plan, approved by the Austin City Council.

In December 2017, HPNA members unanimously supported the zoning changes and variances required by Alamo Draffhouse to restore the Baker School for use as their corporate headquarters. As part of that agreement, it was understood that Alamo Draffhouse would seek historic landmark designation for the Baker School building and that any future proposed structures would have to receive a Certificate of Appropriateness from the Historic Landmark Commission. While additions in front of the building are not permitted per the adopted zoning, any additions to the sides of the building should be reviewed as a part of the Austin Historic landmark status for this important site, as well as its status as Contributing to the Local Historic District.

Over the past few years, Alamo Draffhouse has meticulously restored not just the exterior of the site, but much of the interior as well—uncovering long-hidden historical/architectural elements of this important site. The zoning ordinance that was adopted requires a 70' setback along Ave B to protect the front of the lot and building. Currently the front is used for a combination of community gardens and open space used by area residents. In recognition of their outstanding work, the owners and architect received a 2020 Preservation Austin Award for Rehabilitation.

## About the Hyde Park Neighborhood Association

Founded in 1974, HPNA has played a vital role in Austin's civic life for over four decades, welcoming renters and homeowners of all ages and backgrounds to this historic Central Austin community. Our active volunteer members work directly with city leaders and staff, publish and distribute the monthly Pecan Press newsletter, organize volunteer workdays and other community-building activities, and host popular annual events such as the Hyde Park Homes Tour and the Fire Station Festival & Parade.

All HPNA elections, operations and bylaws are governed by open democratic principles and everyone is welcome at our lively monthly meetings. HPNA is a registered neighborhood association with the City of Austin. For more information visit [austinydepark.org](http://austinydepark.org).

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## Gaudette, Angela

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**From:** brachas [REDACTED] >  
**Sent:** Sunday, November 15, 2020 12:01 PM  
**To:** PAZ Preservation

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Dear Board members,

This is to bring to your attention that I am a resident of Hyde Park and I support the Baker School request for Historical Landmark designation.

Details:  
3908 Ave. b  
Project # 20202-116861 ZC Baker School

Oren Bracha  
512-323-6294  
[REDACTED]  
4003 Ave. B Austin Tx 78751

Sent from [Mail](#) for Windows 10



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## Gaudette, Angela

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**From:** Ann S Graham [REDACTED]  
**Sent:** Sunday, November 15, 2020 11:51 AM  
**To:** PAZ Preservation  
**Subject:** Vote Yes on Baker School Historic Zoning - C14H - 2020 - 0087

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Dear Members of the Historic Landmark Commission:

I am writing to express my strong support for historic zoning of the Baker School site, Case C14H - 2020 - 0087

As a 26 year long resident of Hyde Park, a former Co-President of Hyde Park Neighborhood Association and the owner of a home that is a contributing structure to the Hyde Park Local Historic District, I have long recognized the importance of recognizing and protecting the iconic structures within the neighborhood that contribute to its character, its rich history and even as a destination for cultural tourists interested in learning about Austin through its unique neighborhoods. The Baker School is just one of those iconic structures and deserves the full support of the Historic Landmarks Commission to designate it as a City of Austin Local Landmark.

In the 1990s, I was a part of a group of Hyde Park residents who met with AISD officials when they were planning on turning the Baker School from academic use to an administrative center. Our work was integral to negotiating the expansion of parking for AISD to grow the use of the building, and to preserve the many vestiges of the building's history as a school - from preserving the open floor plans and hallways, to saving the transom windows over the doors, along with the chalkboards and chalk trays, the integrity of the Cafetorium, library, gym, and more.

It is now exciting to see how Tim and Karrie League, founders of the iconic Austin-grown Alamo Draffhouse, who purchased the Baker School in 2017, have totally transformed the space into Alamo's new headquarters, while retaining the integrity and feel of the school - capturing some of the important history that Austin Independent School District is losing as it divests of a number of its older schools. Just this month, the Leagues received the "Preservation Award for Rehabilitation" from Preservation Austin for their classic and exceptional rehabilitation.

Concerns raised at the 11th hour around the issue of whether or not historic designation would preclude the development of affordable housing on the site is ill founded and in the words of another Hyde Park resident, "a false choice to pit historic recognition of this one-of-a-kind landmark against affordability".

Ironically, Alamo was intending upon doing just that - building affordable housing on the lot immediately behind the school - as part of the development, but the City of Austin purchased the property, after the fact, to build a detention pond.

Hyde Park strongly supports affordable housing, and there are many large apartment complexes throughout the Hyde Park neighborhood, many of them older complexes currently providing "market affordable" housing to the renters who comprise over 70% of Hyde Park residents. In fact, Hyde Park's average rents are substantially lower than other Central and Central East neighborhoods, due to this large supply of older multifamily housing.

Other writers and speakers have added to the rich history of the Baker School that alone on its own merits make this unique structure worthy of local landmark status. I second their support and hope you will act to preserve this important piece of Austin's history by recommending Historic Zoning for the Baker School and its site.

Thank you for your consideration and for your service to our community.

Ann

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Ann S. Graham  
Former Co-President, Hyde Park Neighborhood Association  
3815 Avenue H  
Austin, TX 78751

(512) 914-8096

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## Gaudette, Angela

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**From:** Jo Sue Howard [REDACTED]  
**Sent:** Sunday, November 15, 2020 7:35 PM  
**To:** PAZ Preservation; Heimsath, Ben - BC; Papavasiliou, Alexander - BC; Jacob, Mathew - BC; Valenzuela, Sarah - BC; McWhorter, Trey - BC; Koch, Kevin - BC; Little, Kelly - BC; Featherston, Witt; Tollett, Blake - BC; Wright, Caroline - BC  
**Subject:** 2020-116861 Baker School

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Chairwoman Myers and Members of the Historic Landmark Commission,

I am writing to ask you to approve historic designation not only for Baker school but for the entire campus (minus the city owned section). We should be thanking the owners for their restoration of this historically-significant site rather than attempting to penalize them after agreements were made. It is important to preserve the entire site to lend context to the structure at the center of this site.

Thank you for your consideration.

Jo Sue Howard

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## Gaudette, Angela

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**From:** Megan Meisenbach [REDACTED]  
**Sent:** Sunday, November 15, 2020 6:13 PM  
**To:** PAZ Preservation; Heimsath, Ben - BC; Papavasiliou, Alexander - BC; Jacob, Mathew - BC; Valenzuela, Sarah - BC; Myers, Terri - BC; McWhorter, Trey - BC; Koch, Kevin - BC; Little, Kelly - BC; Featherston, Witt; Tollett, Blake - BC; Wright, Caroline - BC  
**Subject:** 2020-116861 ZC Baker School

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Chair Myers and Members of the Historic Landmark Commission,

Thank you for considering the Historic Landmark zoning of the Baker School on your November 16th meeting.

I am in favor of Austin Historic Landmark Zoning for the entire campus, minus the City owned section. It is important to preserve this, one of the oldest school buildings remaining in Austin, with its surroundings protected also to give context..

I was very familiar with Wooldridge Elementary School, now demolished, near the University Campus. It had similar features and was a wonderful place to learn in the pre-airconditioning time in Austin, with high ceilings and tall windows.

Please vote for Austin Historic Landmark Zoning for the entire campus minus the City owned section.

Sincerely, Megan Meisenbach

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## Gaudette, Angela

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**From:** Tammy Sheffer-Bracha [REDACTED]  
**Sent:** Sunday, November 15, 2020 12:00 PM  
**To:** PAZ Preservation  
**Subject:** Baker school

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My name is Tammy Sheffer-Bracha.  
I live at 4003 Avenue B very close to the old Baker school.  
I am writing to support of the Baker School being recorganized as an historic landmark.  
Project number 2020-116861 ZC Baker School at 3908 Ave B Austin TX 78751

Tammy Sheffer-Bracha  
512-7363670  
[REDACTED]

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## Gaudette, Angela

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**From:** Janet Zeitler [REDACTED] >  
**Sent:** Sunday, November 15, 2020 8:15 AM  
**To:** PAZ Preservation  
**Subject:** [Released] In Favor of ZC for Baker School 2020-116861 ZC

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I'm in favor of the zoning change for the Baker School, ref: 2020-116861 ZC Baker School.

Janet Zeitler  
[REDACTED]  
512-934-0157

Sent from my iPhone

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