

## ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2021-0164

HLC DATE: July 26, 2021

August 23, 2021

ZAP DATE: November 2, 2021

December 7, 2021

January 18, 2022

February 1, 2022

March 1, 2022

March 29, 2022

APPLICANT: Historic Landmark Commission (owner-opposed)

HISTORIC NAME: Chrysler Air-Temp House

COUNCIL DISTRICT: 7

WATERSHED: Shoal Creek

ADDRESS OF PROPOSED ZONING CHANGE: 2502 Park View Drive

ZONING FROM: SF-2 to SF-2-H

STAFF RECOMMENDATION: Staff recommends the proposed zoning change from single family residence – standard lot (SF-2) district to single family residence – standard lot – historic landmark (SF-2-H) combining district zoning.

QUALIFICATIONS FOR LANDMARK DESIGNATION: Architecture, historical associations, community value.

HISTORIC LANDMARK COMMISSION ACTION:

August 23, 2021: Recommended historic zoning on the basis of architecture, historical associations, and community value on a motion by Commissioner Heimsath; Commissioner Little seconded the motion. Vote: 9-0, Commissioners Larosche and Tollett were absent.

July 26, 2021: Initiated historic zoning.

ZONING and PLATTING COMMISSION ACTION:

March 29, 2022: Forwarded to Council with no action. Motion to approve historic zoning made by Commissioner Greenberg; Commissioner Thompson seconded the motion. Vote: 5-2-2, Commissioners Dinkler, Greenberg, King, Kiobassa, and Thompson voted yea; Commissioners Acosta and Smith voted nay; Commissioners Barrera-Ramirez and Woody abstained. Motion failed.

March 1, 2022: Approved a postponement request by the neighborhood to March 29, 2022, by consent.

February 1, 2022: Approved a postponement request by staff to March 1, 2022, by consent.

January 18, 2022: Approved a postponement request by the commission to February 1, 2022, by consent.

December 7, 2021: Meeting cancelled; renotification required.

November 2, 2021: Approved a postponement request by the owner to December 7, 2021, by consent.

DEPARTMENT COMMENTS: This house would have contributed to the Air-Conditioned Village National Register Historic District, presented to the State Board of Review for the National Register of Historic Places in September 2021. For further information, see the draft nomination at [https://www.thc.texas.gov/public/upload/preserve/national\\_register/draft\\_nominations/Austin%2C%20Air%20Conditioned%20Village%20SBR.pdf](https://www.thc.texas.gov/public/upload/preserve/national_register/draft_nominations/Austin%2C%20Air%20Conditioned%20Village%20SBR.pdf). Due to owner opposition to the creation of the district, the nomination failed to move forward. However, this setback does not reflect on the significance of Austin's Air-Conditioned Village experiment, and the Chrysler Air-Temp House is one of the best-preserved examples of the houses built and studied. Excerpts from the nomination are incorporated herein as relevant for context.

This case initially came before the Historic Landmark Commission in June 2020 for a full demolition. The applicant in the 2020 case reconsidered their application for full demolition and submitted plans for a partial demolition and retention of the character-defining features of this house; those plans were reviewed and approved by the Commission. This proposal would have preserved much of the street façade of the house, replacing deteriorated materials in-kind or with a visually compatible modern material, and an addition to the back in what promised to be a sensitive rehabilitation and adaptive reuse of the

house. The Commission initiated historic zoning on the house during the pendency of the preparation of those plans, and satisfied that the plans would preserve the character of the house, dropped the historic zoning case. Since that time, the original applicants sold the house to the current applicant, who is seeking a permit to demolish the house and build a new house in its place.

CITY COUNCIL ACTION:

**April 21, 2022:**

ORDINANCE NUMBER:

CASE MANAGER: Elizabeth Brummett

PHONE: 512-974-1264

NEIGHBORHOOD ORGANIZATIONS: Allandale Neighborhood Association, Austin Independent School District, Austin Lost and Found Pets, Austin Neighborhoods Council, Central Austin Urbanists, Friends of Austin Neighborhoods, Homeless Neighborhood Association, Lower District 7 Green, NW Austin Neighbors, Neighborhood Empowerment Foundation, North Austin Neighborhood Alliance, SELTexas, Shoal Creek Conservancy, Sierra Club, Austin Regional Group

BASIS FOR RECOMMENDATION:

**Architecture:**

The Chrysler Air-Temp House is an excellent and remarkably intact example of an architect-designed mid-century Modern house. Notable features include the use of modern materials, deep eaves, and the bold statement of the columns and beams of the house and its attached double carport. The house reflects the basic tenets of mid-century Modern design and satisfies the criterion for architecture.

Arranged as a series of staggered volumes, this one-story house employs a wide range of building materials, including asbestos panels, wood siding, and brick. Constructed on a slab foundation, the wood-frame house faces southwest toward the street. Its slightly pitched, front-gabled roof has deep 30–48-inch overhangs. Design of the front and back façades, comprised of fenestration and panels arranged within metal framework, exhibits the influence of Modern architecture, particularly Arts & Architecture magazine’s Case Study houses. Windows throughout the house are aluminum fixed and horizontal-sliding sash, and clerestory windows have heat-absorbent glass. There is a pop-up, shed roofed section in the middle of the roof that opens onto a side elevation. At the west end of the house, a double carport with exposed beams and columns figures prominently into the impression of the house from the street. Perforated brick screens delineate the edges of the carport and define the path to the front door. These decorative screens further identify the house as an example of mid-century Modern design. The only major exterior modification, made by the original owner, is the addition of a utility room abutting the northwest side of the house under an extension of the carport roofline. A brick screen wall partially forms the fence, the rest of which is chain-link. The yard has grass and mature live oak trees.

The house was designed by Fred Winfield Day, Jr. Day received an architecture degree from the University of Texas at Austin in 1950. During his early career, he worked for architects Ned Cole (involved in planning and execution of the Austin Air-Conditioned Village), Fehr & Granger, and Jessen Jessen Millhouse & Greeven. He established Pendley and Day in 1958, then his own practice, Fred Winfield Day, Architect, in 1961. During this time, Day also served as an assistant professor at the University of Texas School of Architecture. His office with Stanford L. Newman, Day & Newman, merged with Jessen Jessen Millhouse Greeven & Crume in 1969. The firm’s name ultimately shortened to Jessen, Inc. Day was a principal, then president of Jessen, Inc. until 1993. In addition to residential designs in the Austin area, notable projects on which Day worked include the Teacher Retirement System Building and Faulk Central Library in Austin, Brutalist buildings with concrete *brise soleil*; the Hooper-Schaeffer Fine Arts Center at Baylor University; and the Visitors Center at the McDonald Observatory. Day also prepared a master plan, pro bono, for the Laguna Gloria Art Museum and supervised measured drawings of the historic house on the site. Day had a long and distinguished career. He won multiple design awards from the Austin chapter of the American Institute of Architects and Texas Society of Architects and was given an honorary life membership on the University of Texas School of Architecture Advisory Council, which seeks to connect teaching with the architectural profession. He also served as president of AIA Austin.

The house was constructed by Wayne A. Burns, the developer of the Edgewood Subdivision. Burns constructed a similar house further west at 2710 Park View Drive. However, this house lacks some of the distinguishing architectural characteristics of the Chrysler Air-Temp House, including the façade design of panels set within a metal framework. Further, it lacks any historical association with the Air-Conditioned Village experiment.

**Historical Associations:**

The Chrysler Air-Temp House was built as a demonstration house in the Austin Air-Conditioned Village, a national experiment to determine the feasibility of installing and operating central air conditioning systems in new middle-class residences. While the owners of this house do not appear to have historical significance as would be typically evaluated under this criterion, the identity of the house as a part of this nationally influential experiment satisfies the criterion for significant historical associations.

The Austin Air-Conditioned Village consisted of a set of test houses built for the purpose of exploring the integration of central air conditioning into mid-priced residences. Conceived in 1953 by the air-conditioning sub-committee of the National Association of Home Builders (NAHB), the experiment proposed a season's worth of testing on a group of occupied houses. In early 1954 near the northwest edge of Austin, Texas, eighteen local homebuilders constructed twenty-two test houses, ranging from 1,145 to 1,468 square feet, designed to sell for \$12,000 plus the cost of land. Considered moderately sized and moderately priced at that time, they were intended to represent typical builder-constructed homes, modified for air conditioning. An estimated 35,000 visitors toured the newly completed houses, including 700 representatives of the homebuilding and air-conditioning industries, the media, and the Federal Housing Administration (FHA) and Veterans Administration. By summer, all but one of the houses had sold. Extensive technical testing was conducted during the initial year under the direction of the National Warm Air Heating and Air Conditioning Association's Mobile Laboratory, with the assistance of the University of Texas at Austin's Engineering Department. Researchers continued to monitor cost data for an additional year. This field research took into account a wide spectrum of factors: the performance of different air-conditioning systems in houses with different plans, orientations, and materials, occupied by families with a range of daily habits. The project, aimed at making centrally cooled homes affordable for the middle class to buy and operate, occurred near the forefront of a nationwide trend to include central air conditioning in tract housing. In contrast with housing research campuses, consisting of various test houses built over a considerable length of time, the NAHB took on the ambitious task of building a large number of test houses at once, and as a result, the Austin project was the first of its type on so large a scale. Modeled as much on the Parade of Homes as previous research campuses, the Air-Conditioned Village engaged the collaborative effort of numerous Austin-area builders. The Austin Air-Conditioned Village is nationally significant, exceptional in that it brought together leading manufacturers in a major collaborative effort with the homebuilding industry.

Testing at the Austin Air-Conditioned Village was carried out during an exceptionally hot summer in 1954, with portable instrumentation connected in three to four houses at a time for a period of one to two weeks. Through an assortment of recording apparatuses, researchers monitored indoor and outdoor temperature, humidity, electricity and gas consumption, equipment operation time, noise level, airflow, and the location of drafts for each of the houses. Analysis sought to isolate and compare individual factors influencing air-conditioning performance. Much of the analysis centered on elements of house design affecting heat gain, such as orientation, plan shape, location of the carport or garage relative to the house, wall and roof construction, insulation, fenestration, and shading. Other factors were specific to the air-conditioning installation, such as the effect of register locations on air stratification or the noise level of operating equipment. The project provided valuable information to homebuilders that had previously been unavailable. Reports issued by the NAHB Research Institute and articles in national trade periodicals shared the results with builders and air-conditioning contractors, those most able to implement the project's findings.

Organizers took great interest in the residents' reactions to air-conditioned living. Faculty and students from the University of Texas' psychology department surveyed the inhabitants of Air-Conditioned Village houses and non-air-conditioned homes in the area in order to compare the daily habits of the two groups. This study described changes in lifestyle that accompanied air conditioning, many of which coincided with the values of the nuclear family: an increase in the number of hours spent indoors, the amount of time spent as a family group, and the number of meals eaten as a family. Adults and children slept longer and more commonly awoke rested. Each of the factors reported carried a great amount of weight in encouraging sales of air-conditioned houses.

At the time of the experiment, central air conditioning was more common in commercial buildings and high-end residences than in more modest houses. Due to uncertainty regarding operational costs, the FHA and other housing lenders placed penalties on loans for air-conditioned houses out of concern that homebuyers would be overextended with utility bills. Though they viewed air conditioning as an investment rather than an expense, FHA officials engaged in careful screening of potential buyers, often stipulating higher salaries than what would otherwise meet approval for comparable non-air-conditioned houses. News coverage of the Air-Conditioned Village announced that the FHA and VA would accept final research findings as their air-conditioning standards. By 1957, the FHA began including the cost of air-conditioning equipment in package mortgages, and some private banks went as far as requiring roughing-in for air-conditioning installation in houses of a certain price point.

Various air-conditioning equipment and building material manufacturers contributed to the experiment. Chrysler Air-Temp provided the original air conditioning for this house. While that equipment has been replaced, its existence is not necessary to understand the historical impact of the experiment on the housing and air-conditioning industries. The first owner of the house at 2502 Park View Drive was a military man, William C. Davis, and his wife, Fern. Davis was in the U.S. Air Force and lived in this house from the time of its construction until around 1958. There is very little information about the Davis family, such as whether they had children, but they seem to be typical of the demographic for purchasers of houses in the Air-Conditioned Village. The 1959 city directory shows this house occupied by Jerrold and Nancy R. Kelly; he was the chief engineer for the Tips Iron and Steel Company, at 300 Baylor Street. The Kellys lived in this house until very recently.

The homes in Austin's Air-Conditioned Village demonstrated that central air conditioning was indeed feasible for use in modest residential buildings, laying the groundwork for the development of modern air conditioning systems as essential for homes in warm climates. Using the data provided by the houses in the Air-Conditioned Village, contractors and manufacturers developed systems for new and existing homes throughout the city and country.

**Community Value:**

The Historic Landmark Commission recommended historic zoning for this house as the best remaining example to represent the overall history of the Austin Air-Conditioned Village. This engineering experiment was specifically designed to evaluate the feasibility of central air conditioning in moderately-sized and moderately-priced houses, thus pioneering the widespread use of central air conditioning in residential applications throughout Austin and the rest of the country. As such, this house possesses a unique location and physical characteristics in its intact design that contribute to the image of the city and the neighborhood, satisfying the criterion for community value.

PARCEL NO.: 0234030616

LEGAL DESCRIPTION: LOT 17 BLK E EDGEWOOD SEC 2

ESTIMATED ANNUAL TAX ABATEMENT: \$2,766 (income-producing; no cap); city portion: \$971

APPRAISED VALUE: \$534,010

PRESENT USE: Residential

CONDITION: Good

PRESENT OWNERS:

Hugh F. Corrigan  
2510 Park View Drive  
Austin, TX 78757

DATE BUILT: 1954

ALTERATIONS/ADDITIONS: None

ORIGINAL OWNER(S): William C. and Fern Davis

OTHER HISTORICAL DESIGNATIONS: None

# LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

## NOTIFICATIONS

CASE#: GF 21-103669  
LOCATION: 2502 PARK VIEW DRIVE



1" = 292'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



2502 Park View Drive

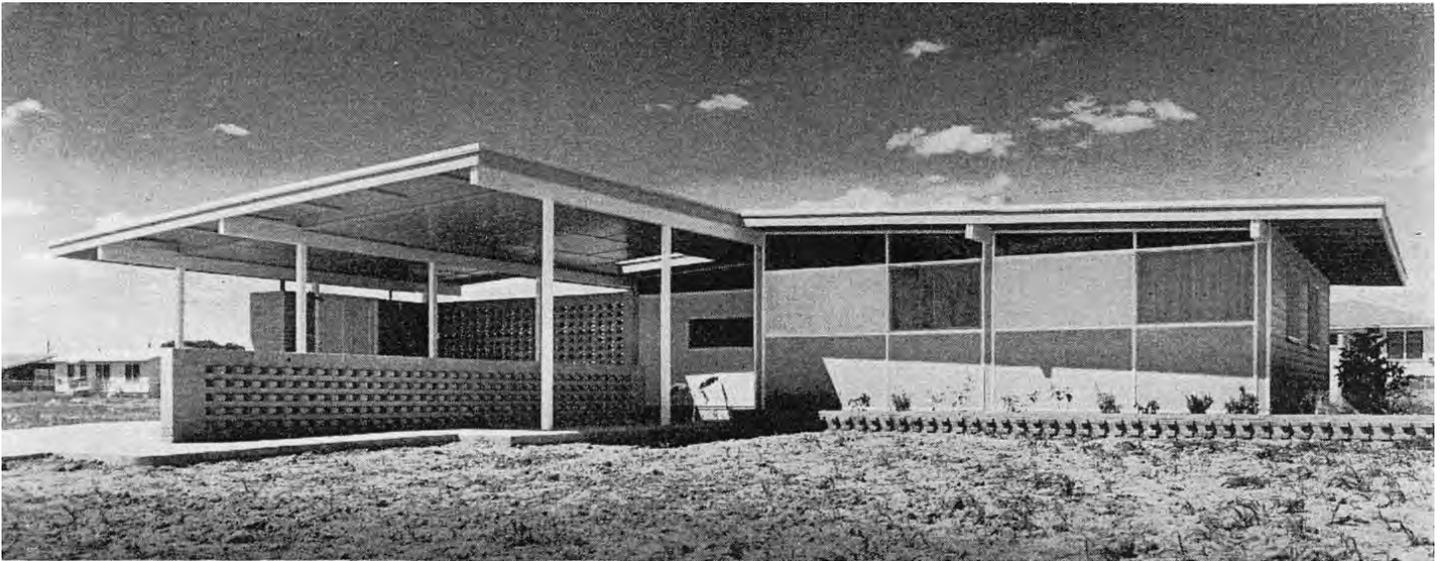
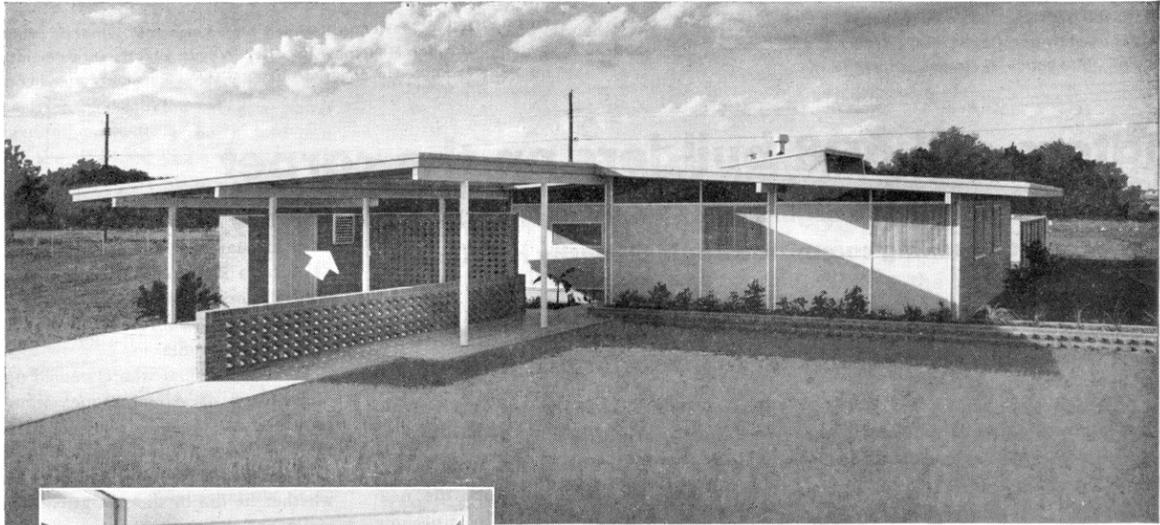


Photo by Dewey G. Mears, "What Can You Learn about Summer Cooling from NAHB's Air-Conditioned Village," *House & Home* 6.2 (Aug. 1954): 134.

**PROOF in the making at air conditioned village**

**it's CHRYSLER AIRTEMP waterless, all-electric COOLING  
for greatest efficiency and economy!**



House in NAHB Air Conditioned Village, Austin, Texas, designed for Chrysler Airtemp *Air-Cooled* Air Conditioning by Fred W. Day and built by Wayne Burns. Cooling coil is located above Chrysler Airtemp Gas Furnace in hall closet. Air-cooled condensing unit for *waterless* cooling is mounted in wall of storage area at rear of carport at point marked by arrow in top photo.

High wall method of air distribution was used because of successful experience of builder and installer with this method in other homes in area. Compact duct system is confined to least used area of house.

Is year 'round air conditioning feasible for builder houses? The introduction of Chrysler Airtemp *waterless*, *all-electric* cooling over a year ago made it practical and economical for any house—anywhere! From actual installations in homes in every section of the country the proof has been recorded. And now, to make it official, there's final proof in the making at the "Chrysler Airtemp House" in NAHB's Air Conditioned Village.

Give your new home "starts" the tremendous "buy" appeal of Chrysler Airtemp Year 'Round Air Conditioning—with *waterless*, *all-electric* cooling. See your Chrysler Airtemp Dealer (he's in the Yellow Pages), or return convenient coupon for complete facts.

# CHRYSLER AIRTEMP

HEATING • AIR CONDITIONING for HOMES, BUSINESS, INDUSTRY  
AIRTEMP DIVISION, CHRYSLER CORPORATION  
Dayton 1, Ohio



HH-8-54

**Airtemp Division, Chrysler Corporation**  
P. O. Box 1037, Dayton 1, Ohio

I'd like to know more about Chrysler Airtemp Air Conditioning for homes:

Waterless                       Water-Cooled

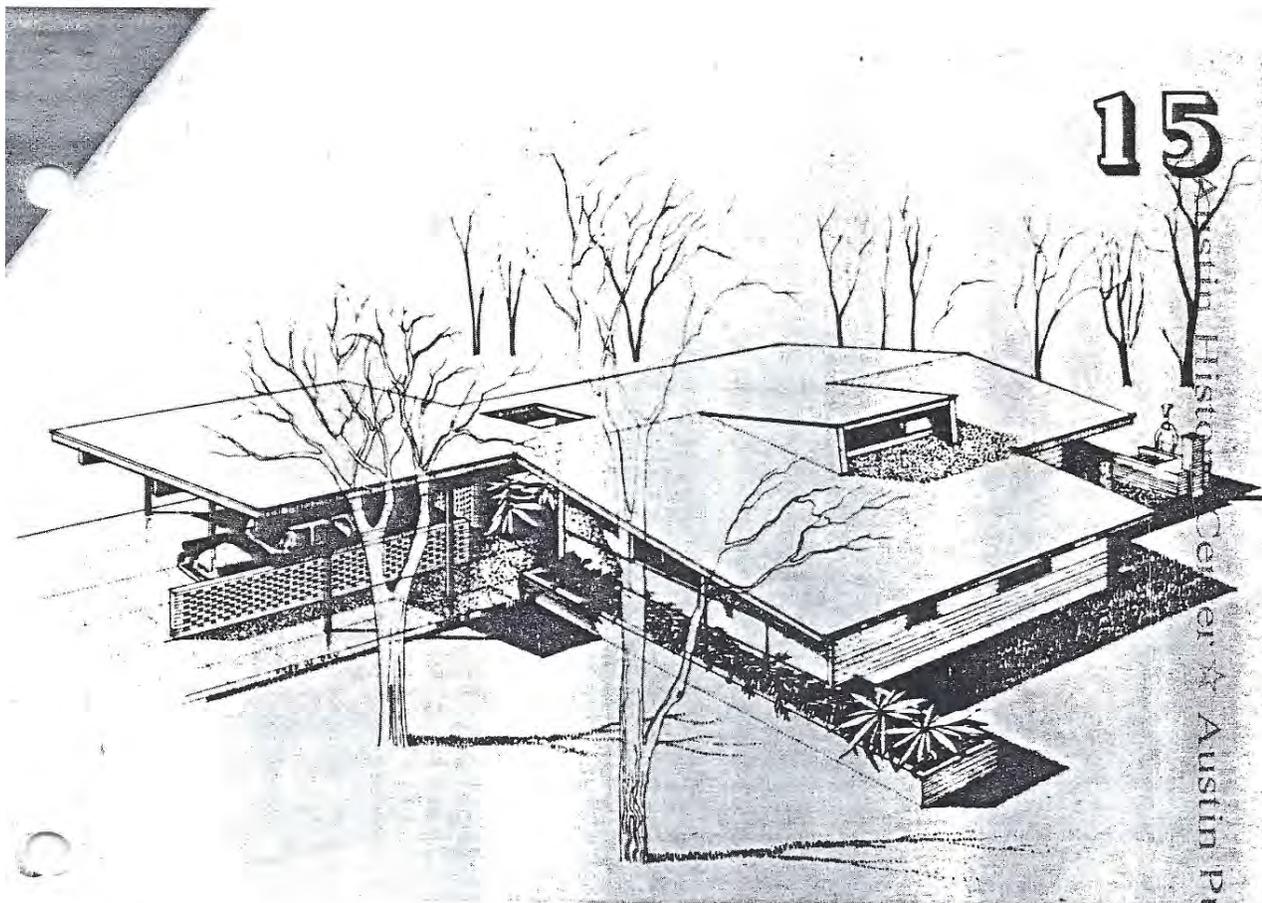
Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ Zone \_\_\_\_\_ State \_\_\_\_\_



**THE TRULY MODERN HOME IS AIR CONDITIONED**



# The Air Temp

S/E

Sure to be named "modern-functional-comfortable" is THE AIR TEMP, the home built by Wayne A. Burns at 2502 Park View.

Look at these extra modern features: An L-shaped living area 22 by 23 feet, a 14-foot sliding glass door opening onto a garden area, a bath and a half centralized for economy and with exhaust fans in both, two bedrooms and a den, custom-designed draperies, an outside patio — plus a barbecue pit and exterior brick walls which mark off the double carport and garden area.

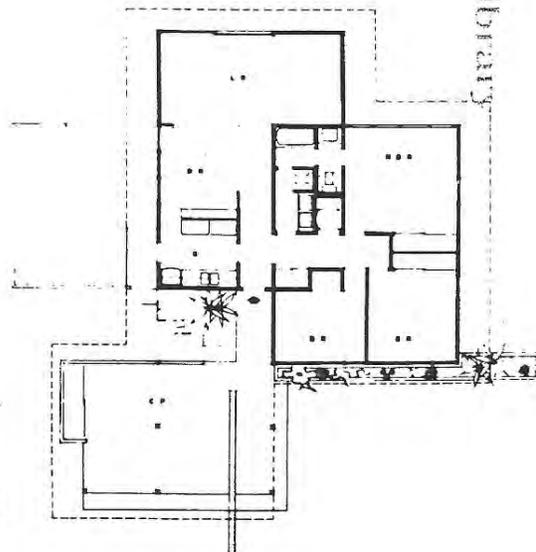
Modernism in this home also means Terrazzo tile flooring (just being introduced in this part of the country), grey beige siding, salmon colored brick trim outside, and a 1954 low-pitched roof.

Burns built an over-hanging roof on all sides almost four feet wide around THE AIR TEMP. Because it faces south, this home is never hit in the face by the western sun.

Complete air conditioning is effective with a two ton forced draft Chrysler Air Temp unit installed by Capitol Air Conditioning. Horizontal sliding windows by Clearstory add to the Southwest modern

It's open living in this house with 1,160 square feet of floor space inside.

Fred Day was the architect for the AIR TEMP HOME.





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June 12, 2020

Emily Reed, Chair  
City of Austin  
Historic Landmark Commission

Re: 2502 Park View Drive

Dear Ms. Reed,

Preservation Austin has been our city's leading nonprofit voice for historic preservation since 1953. We write today to express our dismay at the proposed demolition of 2502 Park View Drive, located in Allandale's Air Conditioned Village. We ask the Historic Landmark Commission to support historic zoning for this significant property in the areas of Architecture, Historical Associations, and Community Value.

The Air Conditioned Village was built in 1954 to assess the cost-effectiveness and profitability of central air in middle-class housing. Twenty-three houses, each featuring air-conditioning systems from a different manufacturer, were sold to families who agreed to allow their homes and habits to be studied by University of Texas scientists. Austinite Ned Cole, an architect and head of the air-conditioning subcommittee of the National Association of Homes Builders, spearheaded the project, which was the first multi-home experiment of its kind worldwide. Local architects and builders designed each unique home with energy-saving design elements to test their effectiveness. These include window placement along north and south facades; trees, trellises, and overhangs; pale paint colors and white roofing materials to reflect sunlight.

Architect Fred Day designed 2502 Park View Drive, known as "The Air Temp." Energy-efficient features include south-facing orientation and a wide, low-pitched roof which extends nearly four feet beyond the home's footprint on all sides. Distinctive brick screens, exposed roof beams, and its asymmetrical façade make this home one of the development's most stylized examples of mid-century design.

Day (1926-2014) was a recent graduate of the UT School of Architecture. He worked for Ned Cole and Fehr & Granger before establishing his own firms in the 1960s. Day merged with Jessen Jessen Millhouse Greeven & Crume to become Jessen, Inc. in 1969, and served as the firm's principal and president until 1993. His distinguished career included numerous awards from AIA Austin and the Texas Society Architects. He was president of AIA Austin and awarded an honorary Life Membership on the UTSOA Advisory Council. His works include Austin's Teacher Retirement System Building, Faulk Central Library, Austin Doctors Building, renovations to the UT Law School and Student Union, the Recreation and Convocation Center at St. Edwards University, the pro bono master plan and drawings for Laguna Gloria, and the Visitors Center at McDonald Observatory. According to his obituary: "An innovative designer, he often sought to include the work of skilled artisans to enrich and distinguish his projects. He also designed several custom residences in and around Austin whose owners still enjoy the beauty, comfort, craftsmanship and pride that those homes provide."

2502 Park View Drive retains integrity as defined by the National Register of Historic Places and clearly conveys its historical significance. Preservation Austin believes the property meets the following criteria for historic zoning under Austin's land development code:

Architecture:

- The house embodies the distinguishing characteristics of midcentury residential design. Its passive cooling strategies, now common practice today, are hallmarks of the era's emphasis on site-specific design in response to local environments. This is a particularly fine example of a modest, but stylized, midcentury home for the middle class.
- The house exemplifies technological innovation in design and construction, with cutting-edge climate-control techniques shaped by the larger Air Conditioned Village experiment.
- This is an outstanding early work of Fred Day, an architect who significantly contributed to the development of the city. His involvement in this high-profile, and much-celebrated, project was an early victory in his 40-year career.

Historical Associations:

- The Air Conditioned Village was an internationally-renowned experiment in building innovation and social science. Its success impacted the architecture and economics of air-conditioning for homebuilders and their middle-class audience.
- It demonstrated the psychological impacts of design and environment as well, with scientists studying inhabitants' health and behavior – including moods, preference for hot or cold meals, hours of sleep per night, allergies and respiratory issues. Air-conditioning in everyday homes transformed the way Americans lived and interacted during the postwar era, and 2502 Park View Drive embodies these historical associations.

Community Value:

- The Air Conditioned Village is embedded in Austin's identity. Native son, and midcentury innovator, Ned Cole convinced organizers to locate the project here because of Austin's hot temperatures, booming Sun Belt economy, and proximity to the University of Texas, a prominent research institution. This beloved historic resource is part of Allandale's cultural fabric and an irreplaceable hallmark of Austin's significant postwar heritage.

The Air Conditioned Village has seen too many demolitions, at a rapidly increased rate, over the past several years. Today only fifteen of the original twenty-three homes retain integrity, though a draft National Register nomination is underway with the support of advocates, neighbors, and our colleagues at Mid Tex Mod. Every loss brings us closer to losing any chance for a historic district to honor and protect these buildings. We urge the Historic Landmark Commission to consider taking action on this issue, and offer our support to help protect this irreplaceable piece of Austin's history.

Thank you for your service to our community.



Lori Martin  
President



July 25, 2021

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

Re: 2502 Park View Drive, Austin, Texas

Dear Historic Landmark Commissioners,

Mid Tex Mod, the leading voice for the preservation of mid-century modern architecture in our region, submits this letter of opposition to the proposed demolition of the house at 2502 Park View Drive. As the Central Texas chapter of Docomomo US, Mid Tex Mod's mission is to raise awareness of buildings, sites, neighborhoods, and landscapes of the modern movement and to advocate for their preservation, documentation, and sustained use. Mid Tex Mod strongly opposes the release of a demolition permit for 2502 Park View Drive. Our organization fully supports efforts to preserve this architecturally and historically significant residence and contributing resource to the potential Austin Air-Conditioned Village Historic District.

The residence at 2502 Park View Drive represents one of twenty-two original test houses constructed in 1954 as part of the Austin Air-Conditioned Village. This community of modest ranch and contemporary-style homes in the Edgewood Subdivision of Austin served as an experimental research project conducted by the National Association of Home Builders (NAHB) and research partners, including the University of Texas at Austin, to assess the integration of central air conditioning in mid-priced suburban residences. Twenty-two houses, constructed by eighteen local homebuilders, incorporated different air-conditioning systems with a variety of building plans, orientations, and cladding materials to monitor the effectiveness and affordability of central air conditioning for the middle class. Monitoring of occupants for a period of one year, under the direction of the National Warm Air Heating and Air Conditioning Association's Mobile Laboratory, documented residents' experiences and daily habits with air-conditioned living. Ultimately, the testing results at the Austin Air-Conditioned Village demonstrated that the installation and operation of residential air conditioning could be achieved in modest houses at a reasonable cost, thereby influencing residential building and lending practices in the ensuing decades.

2502 Park View Drive, known as "The Air Temp" house, originally incorporated a Chrysler Air Temp air-conditioning system. Designed by local architect Fred Day and constructed by local builder Wayne A. Burns (developer of the Edgewood Subdivision), the contemporary-style house features low sloping roof lines; wide overhanging eaves; fixed, horizontal-sliding sash, and clerestory windows; a variety of cladding materials including asbestos, wood siding, and brick; a large carport; and patterned brick screening walls. The addition of a small utility room on the northwest side elevation below the carport roof reflects a single minor exterior alteration.

The house retains a remarkably high degree of integrity of design, materials, workmanship, and feeling as the most distinctive and intact original residence within the Austin Air-Conditioned Village development. As such, 2502 Park View Drive is considered a contributing resource to the potential Austin Air-Conditioned Village Historic District. As a potential historic district, the Austin Air-Conditioned Village is significant at the national level under National Register Criterion A in the area of Engineering for its collaboration between leading air-conditioning manufacturers and the mid-twentieth-century homebuilding



industry. The potential district is also significant at the local level under National Register Criterion C in the area of Architecture as an early example of modest tract houses by prominent Austin-area builders incorporating air-conditioning technology.

Mid Tex Mod has worked with the Allandale Neighborhood Association over the last three years to reevaluate the remaining original Austin Air-Conditioned Village residences and to support an interest in designation of the area as a National Register Historic District. Additionally, Mid Tex Mod finds that the house at 2502 Park View Drive meets the following criteria for individual local historic landmark designation:

#### **Architecture**

- High degree of architectural integrity as a distinctive example of a mid-twentieth-century contemporary-style ranch house
- The most intact original residence remaining from the 1954 Austin Air-Conditioned Village development

#### **Historical Associations**

- National historical associations with burgeoning mid-twentieth-century residential air-conditioning technology
- Local historical associations with modest, regional, mid-century residential design by local architects and home builders.

Mid Tex Mod strongly opposes the demolition of the architecturally distinctive residence at 2502 Park View Drive. Our organization urges Austin's Historic Preservation Office to pursue individual historic landmark designation to ensure the continued preservation and sustainability of this significant resource.

Thank you for your time on this matter and for your service on this important commission. If you have any questions, please do not hesitate to contact us at [midtexasmod@gmail.com](mailto:midtexasmod@gmail.com).

Sincerely,

A handwritten signature in blue ink that reads "Elizabeth Porterfield".

Elizabeth Porterfield, President  
Mid Tex Mod

## Allen, Amber

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**From:** Lynn Davidson [REDACTED]  
**Sent:** Thursday, July 22, 2021 6:23 PM  
**To:** PAZ Preservation  
**Subject:** 2502 Park View Dr

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

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

Please don't let them demolish the house at 2502 Park View Drive. At least, make the developer (and that's what he is) keep the footprint of the house as it is. He has built one mega mansion on our street and owns 2 more lots and an investor of his just bought the house at 2706 Park View Dr. He will build more mega mansions on those three lots, at least deny him the opportunity to do it to this historic air condition village house as well.

Sent from my iPad

CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to [cybersecurity@austintexas.gov](mailto:cybersecurity@austintexas.gov).

## Allen, Amber

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**From:** Isabel Henderson [REDACTED]  
**Sent:** Thursday, July 22, 2021 9:54 PM  
**To:** PAZ Preservation; Little, Kelly - BC; Koch, Kevin - BC; Tollett, Blake - BC; Featherston, Witt; Heimsath, Ben - BC; Wright, Caroline - BC; Valenzuela, Sarah - BC; McWhorter, Trey - BC; Castillo, Anissa - BC; Larosche, Carl - BC; Myers, Terri - BC  
**Subject:** Demolition of 2502 Park View Drive - GF-21-103669  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Hi! My name is Isabel Henderson and I'm a resident of Rosedale. I wanted to reach out about the proposed demolition of 2502 Park View Drive (Case GF-21-103669).

This house is part of Austin's Air Conditioned Village and should be preserved as a historic house. It's a unique example of midcentury architecture and represents an attempt to combine design with what was cutting-edge technology at the time (technology that contributed to the development of Austin, the state of Texas, and the Southwest).

It's been devastating to watch the houses in this neighborhood be demolished, one after the other. Sometimes it seems that there are entire blocks that are in the process of being razed and rebuilt. We have a responsibility to maintain unique historic homes (such as 2502 Park View Drive) in Austin—or we will regret not doing so, years down the line. If we don't, neighborhoods like Allandale will lose their history and charm, and start to look like any other overdeveloped, cookie-cutter neighborhood across America.

Razing 2502 Park View Drive would be a blow not only to the neighborhood but also to the design/architectural community and archive. I cannot encourage you enough to designate this house as a historic landmark, and prevent its destruction.

All the best,  
Isabel Henderson

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## Allen, Amber

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**From:** Maureen Carter [REDACTED]  
**Sent:** Thursday, July 22, 2021 10:59 PM  
**To:** PAZ Preservation  
**Subject:** 2502 Park View Drive.

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

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

To Whom It May Concern:

Please prevent the demolition of the piece of Austin history at 2502 Park View Drive. This great example of a home in the Air Conditioned Village should be preserved. This group of 22 homes in Allandale originally built as demonstration houses to study and promote the feasibility of central air conditioning in moderately-sized and moderately-priced homes is a treasure.

Take care,  
Maureen C Carter

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## Allen, Amber

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**From:** Leslie Currens [REDACTED]  
**Sent:** Friday, July 23, 2021 8:53 AM  
**To:** PAZ Preservation  
**Subject:** Re: case number GF-21-103669

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

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

Dear Preservation Committee,

In addition, an identical home has been willingly preserved by it's owners, so there is no need to force unwilling owners to preserve a home against their wishes.

Here is the info on the identical home, as described on the Allandale email list:

"We live in the 'twin' house to this one on Park View and we absolutely adore it. It is a perfect example of mid century modern architecture and we get so many compliments on how open and bright it is.... we knew we had to own this house and save it."

On Fri, Jul 23, 2021 at 8:49 AM Leslie Currens [REDACTED] wrote:

Dear Preservation Committee,

Regarding the Air conditioned village home, the home is uninteresting and poorly constructed. There is no need to preserve this house.

Please allow these homeowners to do what they want with their property, to build a home that meets today's standards and needs, rather than forcing the preservation of a home that has little historic value and holds little interest for people today.

Sincerely,  
Leslie Currens  
5615 Bull Creek Rd, Austin, TX 78756

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## Allen, Amber

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**From:** Marsha Edwards [REDACTED]  
**Sent:** Friday, July 23, 2021 9:32 AM  
**To:** PAZ Preservation  
**Subject:** case number GF-21-103669

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

With regard to 2502 Park View Drive, case number GF-21-103669, I am very upset at the thought of demolition. It is the best-preserved example of the proposed Austin Air-Conditioned Village Historic District. A few years ago I was blessed to be a volunteer for a home tour of that District. And as I live in Allandale, I was most proud of the village right next door to me.

I sincerely hope that you will initialize historic zoning, as this house meets the historic landmark designation criteria for architecture, historical associations, and community value. I understand that 2505 and 2507 Park View Drive have also been approved for demolition, and I oppose that also.

Thanks,  
Marsha Edwards  
6112 Bullard Dr.

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## Allen, Amber

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**From:** Donna Beth McCormick [REDACTED]  
**Sent:** Friday, July 23, 2021 9:49 AM  
**To:** PAZ Preservation  
**Subject:** GF-21-103669.

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

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

I am a decades resident of Allandale - since the 1960s. I am a multiple property owner. Do you know how many calls I get every week to buy my houses?? I am also a former president of Allandale Neighborhood Association (twice) and Board Member (4 years). What is going on in our neighborhood with the tear down of one story homes and the lot line to lot line two story no class boxes is awful. These houses that are being built now will not be here in 50 years like mine is. They are selling for over a million and within a few years will have more problems than you can imagine and be torn down.

Austin was a very nice town and a town to be proud of - but - in the 1970s the Lege let City Hall make the decision of height downtown - huge mistake. The two focal points of the city are the Capitol and the UT Tower - neither of which you can see from most vantage points. Those high rises downtown will also not be here in 50 years - they will be torn down and something else will go in - worse.

There is nothing wrong with history and preservation. Money is not always everything. Right now, a million doesn't get you anything in Austin. If these houses are torn down in years there will be regret and wonder why we can't reconstruct them!

Save the history - developers need to get a grip - think about your legacy, that's all you have.

Donna Beth McCormick - 5703 Shoalwood Ave

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## Allen, Amber

---

**From:** Carla Penny [REDACTED]  
**Sent:** Friday, July 23, 2021 10:36 AM  
**To:** PAZ Preservation  
**Subject:** 2502 Park View GF-21-103669

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

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

Please save this house from demolition. I have lived in this neighborhood 29 years and deeply value the history of the mid-century homes that give our community character. This home in particular has such important provenance that it would be an irreplaceable loss to Allandale and Austin we're it to be destroyed.

Carla Penny  
2500 Albata Ave  
Austin, TX 78757

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## Allen, Amber

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**From:** Neena Husid [REDACTED]  
**Sent:** Friday, July 23, 2021 11:02 AM  
**To:** PAZ Preservation  
**Subject:** 2502 Park View Drive

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

Please, please, please stop developers from destroying the integrity of our Austin neighborhoods. This is a great house. I have long admired it and wondered how, if it ever went on the market, I might be able to buy it—to refurbish it, not steam shovel it into oblivion. Allandale is a tight enclave, choked-full of friends and neighbors deeply distressed over the systematic leveling of cherished mid-century homes for cookie-cutter, poorly built, price-gouging new constructions. On our street alone there are three identical Paradiso homes priced well-over a million dollars. Two of these homes have had significant construction issues and detract from the quaint beauty of the much-loved older homes on the block. It seems to me a city that respects its roots should be working overtime to encourage revitalization to older neighborhoods rather than allowing for the destruction of its gems. Entice architects and builders into our neighborhood who would like nothing more than to help homeowners maintain the integrity of these historic homes. When history, particularly a unique community history, is diminished, caring neighbors and good citizens become apathetic strangers living in rows of uninviting, generic, over-priced, houses. It's a sad future and one I hope Austin can avoid.

Thank you for listening,

Neena Husid  
2503 Ellise Avenue  
78757

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## Allen, Amber

---

**From:** Margaret Herman [REDACTED]  
**Sent:** Friday, July 23, 2021 11:44 AM  
**To:** PAZ Preservation  
**Subject:** public comment re: 2502 Park View Drive

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

Dear Historic Landmark Commission,

I'd like to submit a comment on the proposal to demolish 2502 Park View Drive being discussed at your July 26th meeting.

My name is Margaret Herman, and I work at a historic preservation agency in New York City (writing today for myself as an individual). I happen to be a former resident of Allandale - my family moved into a house a few streets over from 2502 Park View Drive in the 1980s when I was a young child, and my mother still resides there today.

As longtime residents of the neighborhood and for myself as an architectural historian, we both strongly oppose this proposal for demolition.

I recently became aware of the proposed National Register nomination for Allandale's Air-Conditioned Village, of which this property at 2502 Park View Drive is an essential piece. Referred to as the "Chrysler Air Temp Home," it retains a high degree of integrity to its period of significance during the air-conditioning tests, and its paneled facade and window pattern, its perforated brick screens, and overhanging roof line continue to express the story of Allandale's role in the history of mid-20th century HVAC engineering and modern architecture in the southwestern United States.

Local residents such as my mother are supportive of efforts to preserve the low-slung 1950s ranch homes of Allandale, many on large lots with mature trees, which contribute to its distinct sense of place and have made it such a beautiful community to raise their families. Now that the historical significance of 2502 Park View Drive and the Air-Conditioned Village project as a whole has come to light, there's a new level of pride in the neighborhood.

Please prevent this demolition from occurring. Surely there are preservation-minded ways to repair/rehab the house while retaining its historic fabric so that residents in the future can be reminded of the house's and the historic district's importance.

Best Regards,  
Margaret E. Herman, Ph.D.

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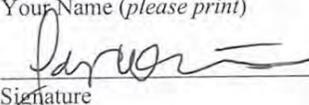
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Case Number: GF 21-103669 - 2502 PARK VIEW DR  
Contact: Amber Allen, (512) 974-3393  
Public Hearing: Historic Landmark Commission, July 26, 2021

I am in favor  
 I object

James WATSON  
Your Name (please print)

2502 Parkview Drive Austin TX 78757  
Your address(es) affected by this application

  
Signature

7-22-21  
Date

Comments:

If you use this form to comment, it may be returned to:  
City of Austin Housing and Planning Department  
Historic Preservation Office, ATTN: Amber Allen  
P.O. Box 1088  
Austin, TX 78767-8810  
E-mail: [preservation@austintexas.gov](mailto:preservation@austintexas.gov)

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Case Number: GF 21-103669 - 2502 PARK VIEW DR  
 Contact: Amber Allen, (512) 974-3393  
 Public Hearing: Historic Landmark Commission, July 26, 2021

I am in favor <sup>OF</sup> Demolition  
 I object

Hannatt Hajjar 2601 PARK VIEW DR / 78757  
 Your Name (please print) Your address(es) affected by this application

[Signature] 7/23/2021  
 Signature Date

Comments: I am in favor of demolition for  
2502 Park View Dr.

If you use this form to comment, it may be returned to:  
 City of Austin Housing and Planning Department  
 Historic Preservation Office, ATTN: Amber Allen  
 P.O. Box 1088  
 Austin, TX 78767-8810  
 E-mail: [preservation@austintexas.gov](mailto:preservation@austintexas.gov)

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Case Number: GF 21-103669 - 2502 PARK VIEW DR  
 Contact: Amber Allen, (512) 974-3393  
 Public Hearing: Historic Landmark Commission, July 26, 2021

I am in favor  
 I object  
*of demolition*

Audrea Moyers      2506 Park View Drive Austin  
 Your Name (please print)      Your address(es) affected by this application      78757

Audrea Moyers      7/23/2021  
 Signature      Date

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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 Historic Preservation Office, ATTN: Amber Allen  
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Case Number: GF 21-103669 - 2502 PARK VIEW DR  
 Contact: Amber Allen, (512) 974-3393  
 Public Hearing: Historic Landmark Commission, July 26, 2021

I am in favor  
 of Demolition  
 I object

KEVIN DREW 6601 NASCO DR  
 Your Name (please print) Your address(es) affected by this application  
[Signature] 7/23/21  
 Signature Date

Comments: \_\_\_\_\_

If you use this form to comment, it may be returned to:  
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 Historic Preservation Office, ATTN: Amber Allen  
 P.O. Box 1088  
 Austin, TX 78767-8810  
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Case Number: GF 21-103669 - 2502 PARK VIEW DR  
 Contact: Amber Allen, (512) 974-3393  
 Public Hearing: Historic Landmark Commission, July 26, 2021

I am in favor  
 I object

Dominique Levesque 2507 ParkView Dr Austin TX  
 Your Name (please print) Your address(es) affected by this application 78757

[Signature] 7.23.21  
 Signature Date

Comments: We are in favor of demolition  
of 2502 Park View Drive

If you use this form to comment, it may be returned to:  
 City of Austin Housing and Planning Department  
 Historic Preservation Office, ATTN: Amber Allen  
 P.O. Box 1088  
 Austin, TX 78767-8810  
 E-mail: [preservation@austintexas.gov](mailto:preservation@austintexas.gov)

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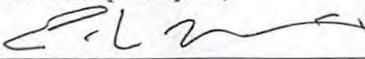
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Case Number: GF 21-103669 - 2502 PARK VIEW DR  
 Contact: Amber Allen, (512) 974-3393  
 Public Hearing: Historic Landmark Commission, July 26, 2021

I am in favor of demolition  
 I object

ERICH MEISKE  
Your Name (please print)

2504 TWIN OAKS DR  
Your address(es) affected by this application

  
Signature

07/23/2021  
Date

Comments: \_\_\_\_\_  
\_\_\_\_\_

If you use this form to comment, it may be returned to:  
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Case Number: GF 21-103669 - 2502 PARK VIEW DR  
Contact: Amber Allen, (512) 974-3393  
Public Hearing: Historic Landmark Commission, July 26, 2021

I am in favor  
of demolition  
 I object

Timothy E. Packard 2505 Park View Dr.  
Your Name (please print) Your address(es) affected by this application  
[Signature] 7/23/2021  
Signature Date

Comments: \_\_\_\_\_  
\_\_\_\_\_

If you use this form to comment, it may be returned to:  
City of Austin Housing and Planning Department  
Historic Preservation Office, ATTN: Amber Allen  
P.O. Box 1088  
Austin, TX 78767-8810  
E-mail: [preservation@austintexas.gov](mailto:preservation@austintexas.gov)

## PUBLIC HEARING INFORMATION

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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.

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Case Number: GF 21-103669 - 2502 PARK VIEW DR  
Contact: Amber Allen, (512) 974-3393  
Public Hearing: Historic Landmark Commission, July 26, 2021

I am in favor  
 I object  
*of demolition*

MARY JEAN MATUS

Your Name (please print)

6603 NASCO DR AUSTIN TX

Your address(es) affected by this application

MJ Matus

Signature

23 JULY 2021

Date

Comments: \_\_\_\_\_

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

City of Austin Housing and Planning Department  
Historic Preservation Office, ATTN: Amber Allen  
P.O. Box 1088  
Austin, TX 78767-8810  
E-mail: [preservation@austintexas.gov](mailto:preservation@austintexas.gov)

Commissioners,

I'm writing to Oppose the demolition permit issued for 2502 Park View. The owner/applicant knew of the historic nature of the property when it was purchased. They communicated with the seller.

The permit was issued by mistake, due to confusion with other property owned in 2500 block of Park View.

Finally, 2502 Park View was one of the experimental houses used to determine how residences could/should be air-conditioned. The experiment was to try various ways to install air conditioning, to determine what life effects it would have, to measure the electricity used to cool the houses - A/C was a change that resulted in housing booms in hot climate.

Let me share my perspective.

First, I have experience with experimental housing.

During the mid-1960s I was leading a software effort at Tracor [Austin's first 'technology' star and first 'native' Fortune-500 company] to use computer graphics to show what a future house would look like when inside/outside. At the time architects drew sketches of a building, and made detail 'mechanical drawings' of the structural elements. The computer graphics would be a big improvement over just showing a client plan-view drawings, and much cheaper than the sketches, or cardboard models in use. Computer graphics could be interactive. Tracor had professors from UT Architecture School consulting.

That work got me involved in a 1969-1970 project called Ice City. Life-size experimental buildings were more useful than cardboard models, and could have 'organic' shapes. But, they needed to be discarded, and that was expensive disposal. So, Ice City would build the life-size models from ice-foam, which would just melt when the weather warmed. In 1970 we were doing what is now called 3-D Printing, but on a life-size scale.

We also worked on 'responsive rooms' which was an attempt to have the building support activity occurring inside. We built instrumented rooms at what is now part of the Pickle Research center.

My second perspective is that I'm old enough to have lived 'before' and 'after' air-conditioning. I was born December 1941. Our milkman in Dallas drove a horse-cart to deliver. By 1945 mom had a Servel brand 'gas' refrigerator; a little 'pilot flame'

Historical Commission  
Case: GF 21-103669 July 26th  
2502 Park View Dr

Joseph Reynolds  
2611 West 49th  
Member Allandale Zoning Committee

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heated a bubble pump that compressed the refrigerant. To cool the house there was a big fan in the ceiling of the hallway that sucked air in through the windows, and blew it out through the attic.

The only cool buildings were department stores and movie theatres. Some still blew air across blocks of ice to cool it. That's why air-conditioning capacity was once measured in 'tons' [or tons per hour]. The stores and theatres [like the Majestic and Palace in Dallas] used an ammonia refrigerant and water towers to cool it for condensing back to liquid. None of that would work for houses. My dad worked at the Magnolia Building in downtown Dallas [It had the "Flying Red Horse" on top.] when it was air-conditioned and they had to find ways to get air ducts through the masonry walls.

Our current house on 49<sup>th</sup> St was built in 1951, and when we bought it in 1979 still had the floor-furnace for heat and had three window A/C to cool. The 1981 Memorial Day Flood got water in the crawl space under the house and killed the floor furnace. As a result of the flooding we couldn't replace it, so the house got 'central' A/C. Our ducts went into the attic, but the house just next door had ducts in the crawl space.

All the 'How-To' for domestic central air-conditioning was worked out in the different designs of The Air-Conditioned Village. And, they didn't do an Ice-City on the 'experimental' houses – families lived there and kept them. That's what you're being asked to preserve. The houses, their purpose, and their past are what you are asked preserve. They are Historical.

I ask that you deny the Demolition. Let the owner put Pflugerville Castles on the other lots they own.

Thank You –

Joe Reynolds  


**Allen, Amber**

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**From:** [REDACTED]  
**Sent:** Friday, July 23, 2021 4:17 PM  
**To:** PAZ Preservation  
**Subject:** RE: case number GF-21-103669 , 2502 Park View Drive

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

I will not be able to attend this hearing remotely, so this is my comment to be included in the hearing as backup.

This house is an architectural treasure as an example of mid century modern style by Fred Day, a renowned Architect in Austin with a legacy of design excellence. I believe the community and the developer would be better served if there were compromises made in return for preservation of this structure. These could include density bonuses or development incentives that would allow more intensive use of the land. The existing house could be an ADU to a multi-unit development that would save the house, increase the density, and add tax base to the City tax roll, win-win-win. I hope that the developer and the preservation board takes this into consideration in the spirit of compromise that works to the advantage of all parties.

Mac Ragsdale, AIA  
[REDACTED]

---

**From:** [REDACTED]  
**Sent:** Friday, July 23, 2021 4:02 PM  
**To:** preservation@austintexas.gov  
**Subject:** case number GF-21-103669 , 2502 Park View Drive

I would like to speak in favor of preserving this architectural treasure, and encourage that the City provide incentives to the developers in the way of density bonuses or other methods to encourage them.

Mac Ragsdale, AIA  
[REDACTED]

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## Allen, Amber

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**From:** John Tate [REDACTED]  
**Sent:** Saturday, July 24, 2021 1:35 PM  
**To:** PAZ Preservation  
**Cc:** Carolyn Croom  
**Subject:** Supporting preservation of 2502 PARK VIEW DRIVE (GF-21-103669)

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

To the Members of the Historic Landmark Commission:

I support preservation of the existing house at 2502 Park View Drive. The staff analysis and letters from Elizabeth Porterfield of Mid Tex Mod and Lori Martin of Preservation Austin agree that the house meets several of the criteria for historic status. The residence is an excellent early work of local architect, Fred Day, who designed a number of other iconic Austin buildings. In addition, a National Register Historic District designation is underway for the Austin Air-Conditioned Village, and this is the best existing example of the buildings from that project.

My wife and I enjoy seeing this house and others that were part of the Austin Air-Conditioned Village on our walks around the neighborhood, and we enjoyed the historic tour presented by Mid Tex Mod a couple of years ago. We need to preserve buildings such as this one, whose historical value rests on their intrinsic quality and their impact on society, and not solely on what famous person lived there.

Please vote to preserve 2502 Park View Drive.

Thank you for your kind attention.

John Tate  
2502 Albata Avenue  
Austin, Texas 78757

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## Allen, Amber

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**From:** Carolyn Croom <[REDACTED]>  
**Sent:** Saturday, July 24, 2021 6:43 PM  
**To:** PAZ Preservation; Little, Kelly - BC; Koch, Kevin - BC; Tollett, Blake - BC; Featherston, Witt; Heimsath, Ben - BC; Wright, Caroline - BC; Valenzuela, Sarah - BC; McWhorter, Trey - BC; Castillo, Anissa - BC; Larosche, Carl - BC; Myers, Terri - BC  
**Subject:** Concerning 2502 PARK VIEW DRIVE (GF-21-103669)

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

Dear Members of the Historic Landmark Commission,

I oppose the demolition of the architecturally and historically significant house at 2502 Park View Drive. In attending the talk and the tour of the Air Conditioned Village offered by Mid Tex Mod, I learned that it is the best-preserved example of the proposed Austin Air-Conditioned Village Historic District. Mid Tex Mod and Preservation Austin's letters from last year's hearing strongly opposing this demolition are compelling. This outstanding, remarkably-intact, mid-century residence with passive cooling strategies and innovative technological design and construction is very much a part of Austin's history and culture. Austinite Ned Cole convinced organizers to locate this significant experiment appropriately in Austin, with our hot climate. The residence is an excellent early work of local architect, Fred Day, who made significant contributions to Austin's development. A National Register Historic District designation is underway for the Austin Air-Conditioned Village, and the best example of this project should be preserved.

I implore the applicant to take responsibility for this treasure and rise to the occasion and work with city staff to preserve the important features of the house. Short of that, I ask you to please vote for the preservation of 2502 Park View Drive. Let's preserve this unique gem for our Central Texas community.

Sincerely,

Carolyn Croom  
2502 Albata Avenue  
Austin, Texas 78757

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## Allen, Amber

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**From:** Cynthia Keohane [REDACTED]  
**Sent:** Saturday, July 24, 2021 7:40 PM  
**To:** PAZ Preservation; Little, Kelly - BC; Koch, Kevin - BC; Tollett, Blake - BC; Featherston, Witt; Heimsath, Ben - BC; Wright, Caroline - BC; Valenzuela, Sarah - BC; McWhorter, Trey - BC; Castillo, Anissa - BC; Larosche, Carl - BC; Myers, Terri - BC  
**Subject:** Air Conditioned Village - 2502 Park View Drive - GF-21-103669 - opposing the request

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

Dear Historic Landmark Commission:

Please do all you can to preserve this historically and architecturally significant home, as well as other Air Conditioned Village homes at risk of demolition.

As a former President of Allandale Neighborhood Association, and an Allandale homeowner within a mile from this home, I attended the Mid Tex Mod's Air Conditioned Village program a few years ago. It's clear that this represents history worthy of saving.

I wrote to you last year opposing HDP-2020-0214 for 2502 Park View and the matter appeared to have been settled amicably. I'm sorry to see this home threatened again.

Please vote to preserve this landmark.

All the best,  
Cynthia Keohane  
5702 Wynona Avenue

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**Allen, Amber**

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**From:** Nathalie Frensley [REDACTED]  
**Sent:** Sunday, July 25, 2021 11:51 AM  
**To:** PAZ Preservation  
**Subject:** GF-21-103669, 2502 Park View Drive

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

Re: GF-21-103669, 2502 Park View Drive (Air Conditioned Village)

I write to urge Commissioners to follow staff recommendations to preserve 2502 Park View Drive and prevent its demolition.

I wholly concur with staff reasoning to preserve, in their case report about 2502 Park View:

“Strongly encourage the applicant to reconsider his application for total demolition by initiating historic zoning, as this house meets the historic landmark designation criteria for architecture, historical associations, and community value. This house is one of the premier examples of mid-century Modern architecture in the Air Conditioned Village, a proposed historic district, and every effort should be made to preserve the integrity of the house and historic district. The importance of Austin’s Air Conditioned Village in the broader theme of residential climate control for the middle-class families in the Sunbelt was perhaps understated in the first set of public hearings on this case, but Austin’s experiment set the stage for similar projects in other areas of the country, and was a significant and determining factor in the development of the American Southwest.”

Please preserve part of Austin’s history.

Sincerely,

Nathalie Frensley

--

Nathalie J. Frensley, Ph.D.  
5601 Montview Street, Austin, TX 78756

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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;
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Case Number: GF 21-103669 - 2502 PARK VIEW DR  
Contact: Amber Allen, (512) 974-3393  
Public Hearing: Historic Landmark Commission, July 26, 2021

I am in favor  
 I object

Jackson Roche

6602 Nasco Drive, Austin, TX 78757

Your Name (please print)

Your address(es) affected by this application

Signature 

July 25, 2021

Date

Comments: \_\_\_\_\_

If you use this form to comment, it may be returned to:  
City of Austin Housing and Planning Department  
Historic Preservation Office, ATTN: Amber Allen  
P.O. Box 1088  
Austin, TX 78767-8810  
E-mail: [preservation@austintexas.gov](mailto:preservation@austintexas.gov)

**Allen, Amber**

---

**From:** Kevin Smith [REDACTED]  
**Sent:** Sunday, August 22, 2021 12:03 PM  
**To:** PAZ Preservation

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

Commissioners and City Staff,

As we are back in COVID-19 Stage 5 restrictions, the volunteers and I did not feel it was prudent to potentially risk exposure by collecting signatures opposing the demolition of 2502 Park View Dr in person. Instead, like a lot of other things during the pandemic we turned to digital solution. We created a [change.org](https://www.change.org) petition, to help safely gather signatures. We also asked for the signatures of the petition to include their zip code so we have an idea of where the support for saving this potential local landmark with national significance.

An added benefit of collecting signatures in this manner is it dove-tails nicely with one of Local Landmark Criteria-Community Value.

From the over 450 signatures of the petition,

Thank you for your time and consideration.

Kevin

Attachments (2)

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Name	City	State	Postal Code	Country	Commented Date	Comment
Carolyn Croom	Austin	TX	78757-2103	US	8/18/2021	"I live a few blocks away, at the same zip code as this wonderful home, 78757!"
Megan Jones-Smith	Austin	TX	78756	US	8/18/2021	"We are already losing too much of Austin's history in the push to develop and grow."
Joe Reynolds	Austin	TX	78731	US	8/18/2021	"The houses of Air Conditioned Village are iconic artifacts of an important study, how to effectively include air-conditioning in single family homes. At the time of the study, air conditioning was limited to large places, like department stores, or movie theaters. Freon? Ammonia was the fluid used. Water cooling towers were needed to condense and recycle the refrigerant. How best to dispense the cool air around the house? How to insulate? There were many architecture and engineering issues. After the experiment more modern systems were designed, no more water towers; costs fell, soon A/C could fit into a window. The southern climate was conquered and life there changed. The houses are the equivalent of 1800s steam locomotives, or early 1900s airplanes, or 1958 transistors. They deserve national recognition and publicity."
Kate Harrington	Austin	TX	78756	US	8/19/2021	"78756"
Melinda Vaughan	Fort Worth	TX	76119	US	8/19/2021	"This is worth preserving. 76114"
Caroline Reynolds	Austin	TX	78731	US	8/20/2021	"Our past is important and part of our soul."
Mary Conmy	Richmond	VA	23223	US	8/20/2021	"What a great house!"
jacqueline smith	austin	TX	78757	US	8/20/2021	"This was a time in our country when hope and imagination contributed to the notion of air-conditioning in our homes would make for better and healthier lives. We have come a long way from the 1950's but this home should be cared for and not thrown on the heap of the past."
Shirlie Sweet	Houston	TX	77055	US	8/20/2021	"I have so many personal attachments to their house, having grown up across the street from it, but it's also so important that we preserve this iconic example of mid century modern architecture."
Hilary Deweerd	Austin	TX	78757	US	8/20/2021	"This is a beautiful 50's house that belongs in my neighborhood. We don't want anymore farmhouses, compounds or mega-mansions in our neighborhood. Please preserve our beautiful fifties and sixties homes."
Pamela Turlak	Austin	TX	78731	US	8/20/2021	"This was such a big deal for Austin. We must preserve it."
Jana Bowen	Houston	TX	77020	US	8/20/2021	"History matters!"
Bernadette Noll	Austin	TX	78704	US	8/20/2021	"I believe we must keep these treasures rather than tearing them down and building new. Want to build new? Build elsewhere. There are plenty of empty spaces waiting."
Beth McFarland	New Orleans	LA	70118	US	8/21/2021	"Chris is a noble human being - things that matter to him, should matter to us all"

Suzanne Litz	Austin	TX	78742	US	8/21/2021	"It's important to preserve the past. The houses of today will not last. They are put up by unskilled labor, inspected by unskilled city employees and not maintained by clueless homeowners. The houses of the past that were build well by craftsman should be preserved to remind us of what we've given up."
Alan Boyd	manly		2095	Australia	8/21/2021	"we need to save historical significant architectural MCM houses globally"
Amy Pooley	Austin	TX	78731	US	8/21/2021	"We need to preserve Austin's history and architectural beauty. We don't need more non-descript black and white monstrosities."
Aletha VanderMaas	Grand Rapids	MI	49507	US	8/21/2021	"I'm a preservationist and knocking down our recent past is an atrocious trend that needs to end."
betina foreman	Austin	TX	78739	US	8/21/2021	"We must save our Historic homes! This is a great example of a home that should be saved. Please give it Historic designation. There are plenty of lots around Austin to develop without destroying such a lovely home."
Victoria Freeman	San Diego	CA	92119	US	8/21/2021	"This home is history and deserves to be saved."
Jeff Stevens	Austin	TX	78756	US	8/21/2021	"Architectural gems like this need to be celebrated, not destroyed. It's long overdue that Austin start preserving what has made it special."
Rick Krivoniak	Austin	TX	78723	US	8/21/2021	"I'm an architect and a 55 year resident of Austin. It was a small town for so long, we have few examples of really good period architecture left. Please save this one!"
Kristy Adams	Mineola	TX	75773	US	8/21/2021	"E need to save our historical buildings"
Rose C Pitts	Norfolk	VA	23605	US	8/21/2021	"I understand just how important the mid-century progressive designs were in influencing changes of Architecture that continue to this day."
Carl Schock	Cedar Creek	TX	78612	US	8/21/2021	"So much has been lost of Austin's history and architecture - it needs to stop."
Scot McCann	Cedar Park	TX	78613	US	8/21/2021	"I grew up in that neighborhood and it's changing so fast. Let's hold on to a little piece of Austin's history."
Mary Mobley	Round Rock	TX	78681	US	8/21/2021	"I want to preserve what shreds of my hometown are left."
Kym Wold	Austin	TX	78757	US	8/22/2021	"78757"
Alycia Albis	Charlotte	NC	28212	US	8/22/2021	"History needs to be saved"
Nick Harvey	Marshalltown	IA	50158	US	8/22/2021	"I have a mid century home like this and they are a landmark of icon design that can't be recaptured. Tearing it down to build a new home that's not half the quality is a crime"
Jessica Danby	HAMMOND	LA	70403	US	8/22/2021	"This house is great! Recycle and remodel is the way to go!"

Name	City	State	Postal Code	Country	Signed On
Xander Bowden	Gillette	WY	82716	US	#####
Jennifer McVey	Milwaukee	WI	53220	US	#####
Jon Davis	Everett	WA	98203	US	#####
Jolaine Talley	Port Townsend	WA	98368	US	#####
Mia Rawski	Bellingham	WA	98225	US	#####
Bryan Ring	Thetford Center	VT	5075	US	#####
Charles Duffy	Rutland	VT	5701	US	#####
Mary Conmy	Richmond	VA	23223	US	#####
Rose C Pitts	Norfolk	VA	23605	US	#####
Martha Withers	Alexandria	VA	22309	US	#####
Erik Murphy	Moab	UT	84532	US	#####
Soll Sussman	Austin	TX	78619	US	#####
Lindsey Wright	Austin	TX	78681	US	#####
Stephen Garmhausen	Austin	TX	78702	US	#####
Bennett Brier	Austin	TX	78703	US	#####
Laura Fauber	Austin	TX	78703	US	#####
Mac Ragsdale	Austin	TX	78703	US	#####
Emilie Potter	Austin	TX	78703	US	#####
Mary Sue Rose	Austin	TX	78703	US	#####
GEORGE WARD	Austin	TX	78703	US	#####
Pat Orman	Austin	TX	78703	US	#####
Lara Griffith	Austin	TX	78703	US	#####
Paula Lewis	Austin	TX	78703	US	#####
Katie Houston	Austin	TX	78703	US	#####
Laurie Lopez	Austin	TX	78703	US	#####
c yang	Austin	TX	78703	US	#####
Tatiana Houston	Austin	TX	78703	US	#####
Jay Bunda	Austin	TX	78703	US	#####
John Gallagher	Austin	TX	78704	US	#####
Pamela Murray	Austin	TX	78704	US	#####
Jennifer Knott	Austin	TX	78704	US	#####
PJ Cramer	Austin	TX	78704	US	#####
Cora Brown	Austin	TX	78704	US	#####
Bernadette Noll	Austin	TX	78704	US	#####
Russell Halperin	Austin	TX	78704	US	#####
Rick Chafey	Austin	TX	78704	US	#####
Bob Biard	Austin	TX	78704	US	#####
Emily Basham	Austin	TX	78704	US	#####
Amber Clark	Dallas	TX	75231	US	#####
Aravind Sankar	Austin	TX	78705	US	#####
Lyova Rosanoff	Austin	TX	78705	US	#####
mary harvey	austin	TX	78705	US	#####
Michelle Lischka	Austin	TX	78713	US	#####
Karen Ford	San Marcos	TX	78666	US	#####
Linda Steele	Austin	TX	78721	US	#####
Jay Bolsega	Austin	TX	78722	US	#####

Rey Arteaga	Austin	TX	78723	US	#####
Austin Hardin	Austin	TX	78723	US	#####
Chris Ring	Austin	TX	78723	US	#####
Ross Harper	Fort Stockton	TX	79735	US	#####
Thomas Mahler	Austin	TX	78723	US	#####
Corley Woods	Austin	TX	78723	US	#####
Rick Krivoniak	Austin	TX	78723	US	#####
Mark Clark	Round Rock	TX	78681	US	#####
Lisa Rivers	Hutto	TX	78634	US	#####
Kerry McFarland	Austin	TX	78723	US	#####
Gail Breeze	Austin	TX	78723	US	#####
Wendy Sanders	Austin	TX	78723	US	#####
Lillian Butler	Round Rock	TX	78664	US	#####
Stacie Smith	Austin	TX	78723	US	#####
Valerie Kanak	Taylor	TX	76574	US	#####
Lucy Anderson	Austin	TX	78723	US	#####
Emily Perry	Austin	TX	78723	US	#####
Michael Landry	Austin	TX	78724	US	#####
Melinda Vaughan	Fort Worth	TX	76119	US	#####
Erica Howard	Austin	TX	78724	US	#####
MICHELE LONGENBACH	Austin	TX	78726	US	#####
Stephanie Gunkel	Austin	TX	78727	US	#####
Alison Fruin	Austin	TX	78727	US	#####
Jennifer Kalman	Austin	TX	78727	US	#####
Yesica Aguirre	Austin	TX	78729	US	#####
Joseph reynolds	Austin	TX	78731	US	#####
Whitney Wright	Carrollton	TX	75006	US	#####
Jessica Coulbury	San Antonio	TX	78223	US	#####
Phillipp Shurtleff	Austin	TX	78731	US	#####
Sarah McCleary	Austin	TX	78731	US	#####
Camille McMorro	Austin	TX	78731	US	#####
david kilpatrick	Austin	TX	78731	US	#####
Caroline Reynolds	Austin	TX	78731	US	#####
Andy Rogers	Austin	TX	78731	US	#####
JAY CARPENTER	Austin	TX	78731	US	#####
Pamela Turlak	Austin	TX	78731	US	#####
Jane Smith	Austin	TX	78731	US	#####
Pat sefton	Austin	TX	78731	US	#####
Amy Pooley	Austin	TX	78731	US	#####
Sue Croom	Fredericksburg	TX	78624	US	#####
Leila Thomas	Austin	TX	78731	US	#####
Catherine Croom	Bulverde	TX	78163	US	#####
Claire Nordlow	Austin	TX	78731	US	#####
Mark Lind	Austin	TX	78731	US	#####
Ellen Kolsto	Austin	TX	78731	US	#####
Adrienne Matt	Austin	TX	78731	US	#####
Judith Aronson	San Antonio	TX	78247	US	#####

Misti Naples	Austin	TX	78731	US	#####
Sheryl Ginsburgh	Austin	TX	78731	US	#####
Allie McCormick	Austin	TX	78731	US	#####
Bruce Melton	Austin	TX	78736	US	#####
Fernando Rivero	Aledo	TX	76008	US	#####
Bob Ream	Austin	TX	78736	US	#####
Katie Ogburn	Austin	TX	78737	US	#####
Crystal McQueeney	Austin	TX	78739	US	#####
betina foreman	Austin	TX	78739	US	#####
Mary Welch	Del Valle	TX	78617	US	#####
Clara Godkin	Austin	TX	78741	US	#####
Suzanne Litz	Austin	TX	78742	US	#####
michael charron	Austin	TX	78744	US	#####
Amy Bush	Abilene	TX	79606	US	#####
Kathleen Dow	Waco	TX	76708	US	#####
Stefanie Cousins	Austin	TX	78744	US	#####
Isabel Henderson	Austin	TX	78745	US	#####
William Basham	Austin	TX	78745	US	#####
Gerard Mittelstaedt	McAllen	TX	78501	US	#####
Mielle Walther	Dallas	TX	75214	US	#####
Sherry Lynn Cordry	Austin	TX	78745	US	#####
K Sandidge	Austin	TX	78745	US	#####
Rosa Vito	Austin	TX	78745	US	#####
Lisa Rambo	Austin	TX	78745	US	#####
Robert Clayton	Austin	TX	78745	US	#####
David Perkoff	Cedar park	TX	78613	US	#####
Valerie Sand	Austin	TX	78745	US	#####
Sarah Marsh	Austin	TX	78745	US	#####
PHYLLIS SPOOR	Austin	TX	78745	US	#####
Craig Weiser	Austin	TX	78745	US	#####
Shannon Sedwick	Austin	TX	78746	US	#####
Shirley Sweet	Houston	TX	77055	US	#####
Linda Lacy	Austin	TX	78746	US	#####
Kayline Cabe	Dale	TX	78616	US	#####
Sarah Haldeman	Austin	TX	78746	US	#####
Gia Houck	Austin	TX	78746	US	#####
Eric Schreffler	Austin	TX	78748	US	#####
Tamara McFarland	Spring	TX	77380	US	#####
Jackie Newhouse	Austin	TX	78748	US	#####
Jody Newhouse	Austin	TX	78748	US	#####
Taffy Henson	Bastrop	TX	78602	US	#####
Robin Fuller	Austin	TX	78748	US	#####
Pamela Rogers	Austin	TX	78749	US	#####
Sally Blue	Austin	TX	78749	US	#####
Philip Miller	Conroe	TX	77301	US	#####
Ashley Doyal	Austin	TX	78750	US	#####
Yaneth Arriaga	Austin	TX	78751	US	#####

Johanna Arendt	Austin	TX	78751	US	#####
Hope Hernandez	Conroe	TX	77385	US	#####
Melanie Tolen	Austin	TX	78751	US	#####
Angela Thomas	Houston	TX	77087	US	#####
Christina Duhon	Austin	TX	78751	US	#####
Alison Means	Austin	TX	78751	US	#####
Chris Humphrey	Austin	TX	78751	US	#####
carla penny	Austin	TX	78751	US	#####
Jana Bowen	Houston	TX	77020	US	#####
Peter Baer	Austin	TX	78751	US	#####
Natasha Parks Schmidt	Austin	TX	78751	US	#####
Trisha Lewis	Austin	TX	78751	US	#####
Yael Akmal	Austin	TX	78751	US	#####
David Lamb	Austin	TX	78752	US	#####
Laura Hayden	Austin	TX	78753	US	#####
Jakob Clark	Austin	TX	78753	US	#####
Elizabeth Masters	Conroe	TX	77301	US	#####
Mitzi Stone	Montgomery	TX	77318	US	#####
Barbara Surles	Austin	TX	78753	US	#####
Megan Jones-Smith	Austin	TX	78756	US	#####
Cynthia Keohane	Austin	TX	78756	US	#####
Nathalie Frensley	Austin	TX	78756	US	#####
Kate Harrington	Austin	TX	78756	US	#####
Molly Block	Houston	TX	77008	US	#####
kenn darity	Dallas	TX	75219	US	#####
Kelsey Van Meter	Austin	TX	78756	US	#####
Tracy Kuhn	Austin	TX	78756	US	#####
Kristine Poland	Austin	TX	78756	US	#####
Robbe Brunner	Austin	TX	78756	US	#####
Amanda Ahr	Houston	TX	77008	US	#####
Don Clinchy	Austin	TX	78756	US	#####
Diane Larson	Portland	TX	78757	US	#####
Emily Clark	Fort Worth	TX	76102	US	#####
pamela vander werf	Austin	TX	78756	US	#####
glenda adkinson	Austin	TX	78756	US	#####
Rita L Ewing	Austin	TX	78756	US	#####
Denise Ketcham	Austin	TX	78756	US	#####
Karen Bowler	Austin	TX	78756	US	#####
Meghan Kleon	Austin	TX	78756	US	#####
David Danenfelzer	Austin	TX	78756	US	#####
Emily Payne	Austin	TX	78756	US	#####
Chris Miller	Dallas	TX	75218	US	#####
Eric Segerstrom	Austin	TX	78756	US	#####
Louisa White	Austin	TX	78756	US	#####
Allison Dobos	Conroe	TX	77301	US	#####
Jeff Stevens	Austin	TX	78756	US	#####
Robert Rawski	Austin	TX	78756	US	#####

John Curry	Austin	TX	78756	US	#####
Kevin Smith	Austin	TX	78757	US	#####
Gina Ross	Austin	TX	78757	US	#####
joe whitlock	Austin	TX	78757	US	#####
Nancy Walker	Austin	TX	78757	US	#####
Luis Venitucci	Austin	TX	78757	US	#####
Catherine Lenox	Austin	TX	78757	US	#####
Kerry Weisz	Austin	TX	78757	US	#####
Rob Wedding	Dallas	TX	75211	US	#####
Jean Potter	Austin	TX	78757	US	#####
Linda Gebhard	Austin	TX	78757	US	#####
Roy Lin	Leander	TX	78641	US	#####
John Tate	Austin	TX	78757	US	#####
Douglas Gibbins	Austin	TX	78757	US	#####
Sara Simpson	Austin	TX	78757	US	#####
Shannon Stahl	Austin	TX	78757	US	#####
Nancy Harsh	Dallas	TX	75214-1825	US	#####
Neena Husid	Austin	TX	78757	US	#####
Jenny Booth	Austin	TX	78757	US	#####
Nicole Netherton	Austin	TX	78757	US	#####
Michele Hines	Dallas	TX	75225	US	#####
David Henderson	Austin	TX	78757	US	#####
Margaret Melton	Austin	TX	78757	US	#####
Helen Young	Austin	TX	78757	US	#####
Stephanie Parker	San Antonio	TX	78247	US	#####
LeeAnn Barreda	Brownsville	TX	78520	US	#####
Susan Lazarus	Austin	TX	78757	US	#####
Melissa Jarvis	Mexia	TX	76667	US	#####
Heather Howell	Montgomery	TX	77316	US	#####
Fredrik Schaubert	Austin	TX	78757	US	#####
Jack Maguire	Austin	TX	78757	US	#####
Ben Combee	Austin	TX	78757	US	#####
Don Leighton-Burwell, AIA	Austin	TX	78757	US	#####
Stephanie Davis	Temple	TX	76502	US	#####
Laura Boas	Austin	TX	78757	US	#####
Marta Durham	Bacliff	TX	77518	US	#####
Marie Collins	Austin	TX	78757	US	#####
Nancy Lehmann	Austin	TX	78757	US	#####
Melinda Fritsch	Houston	TX	77095	US	#####
Adrian Kalman	Round Rock	TX	78681	US	#####
Isabel Hamlet	Austin	TX	78757	US	#####
Suzanne del Valle	Austin	TX	78757	US	#####
Julie McIntosh	Austin	TX	78757	US	#####
David Thomas	Austin	TX	78757	US	#####
Victor Eijkhout	Austin	TX	78757	US	#####
Lawrence Lopez	San Antonio	TX	78202	US	#####
Dylan Drake	Pflugerville	TX	78660	US	#####

Michelle Manning-Scott	Austin	TX	78757	US	#####
Jennifer Furl	Austin	TX	78757	US	#####
Brian Stokes	Temple	TX	76502	US	#####
jacqueline smith	austin	TX	78757	US	#####
Donna Bogert	Georgetown	TX	78626	US	#####
carrie kilpatrick	Austin	TX	78757	US	#####
Kristy Adams	Mineola	TX	75773	US	#####
Hilary Deweerd	Austin	TX	78757	US	#####
Nathan Jenkins	Austin	TX	78757	US	#####
Ashli Pate	Austin	TX	78757	US	#####
Leslie White	Dripping Springs	TX	78620	US	#####
Don Harkey	Austin	TX	78757	US	#####
Sandra Patterson	Austin	TX	78757	US	#####
Jenifer Welch	Austin	TX	78757	US	#####
Jeff Giorno	Austin	TX	78757	US	#####
Linda Sheehan	Austin	TX	78757	US	#####
Cathy King	Dallas	TX	75218	US	#####
Maureen McCormack	Austin	TX	78757	US	#####
Shelli Crisp	Galveston	TX	77550	US	#####
Amy Doyle	Austin	TX	78757	US	#####
Donna Beth McCormick	Austin	TX	78757	US	#####
Victoria Wigton	Liberty Hill	TX	78642	US	#####
Carl Schock	Cedar Creek	TX	78612	US	#####
Connie Ojeda	Round Rock	TX	78681	US	#####
Margaret Herman	Austin	TX	78757	US	#####
Philip Hernandez	Austin	TX	78757	US	#####
Jessica Jessica	San Antonio	TX	78233	US	#####
Gretchen Nelson	Austin	TX	78757	US	#####
Karen Hillier	Bryanpiopeep	TX	77802	US	#####
John Wood	Austin	TX	78757	US	#####
Maria Shaw	Austin	TX	78757	US	#####
Scott Ehlers	Austin	TX	78757	US	#####
Kelly Savedra	Austin	TX	78757	US	#####
Alicia Traveria	Austin	TX	78757	US	#####
Scot McCann	Cedar Park	TX	78613	US	#####
Farrah Guice	Austin	TX	78757	US	#####
Mary Mobley	Round Rock	TX	78681	US	#####
Donna Rose	Austin	TX	78757	US	#####
Kathy Risdon	Austin	TX	78757	US	#####
Maria Capps	Austin	TX	78757	US	#####
Tristan Boyd	Austin	TX	78757	US	#####
Carolyn Simon	Austin	TX	78757	US	#####
Kerry Drake	Austin	TX	78757	US	#####
Kate Pumarejo	Austin	TX	78757	US	#####
Denise Goetz	Austin	TX	78757	US	#####
Gayle Smith	Austin	TX	78757	US	#####
Diane Williams	Pflugerville	TX	78660	US	#####

Carrie Moody	Austin	TX	78757	US	#####
Lori Hill	Austin	TX	78757	US	#####
Katy Schreur	Austin	TX	78757	US	#####
Nicole DiMucci	Austin	TX	78757	US	#####
Margaret Powis	Austin	TX	78757	US	#####
Christi Carletti	Austin	TX	78757	US	#####
Kym Wold	Austin	TX	78757	US	#####
Debbie Wade	Temple	TX	76502	US	#####
Ruth Johnson	Austin	TX	78757	US	#####
Mary Fero	Austin	TX	78758	US	#####
John Gough	Austin	TX	78758	US	#####
Tanya Laird	Austin	TX	78758	US	#####
Rhonda Gillis	Austin	TX	78758	US	#####
Marc Olivier	Austin	TX	78758	US	#####
Leslie Guidry	Austin	TX	78758	US	#####
Jillian Bontke	Austin	TX	78758	US	#####
Kimberly Savedra	Ennis	TX	75119	US	#####
Richard Bolton	Austin	TX	78758	US	#####
Alexander Toro	Austin	TX	78758	US	#####
Robert Mace	Austin	TX	78759	US	#####
Wendy Weiss	Austin	TX	78759	US	#####
Alan Frye	Austin	TX	78759	US	#####
Alisa Sansom	Houston	TX	77373	US	#####
Jane Froelich	Marble Falls	TX	78654	US	#####
Kris Umlauf	Austin	TX	78759	US	#####
Kelli Reed	San Antonio	TX	78202	US	#####
Wendy Mitchell	Austin	TX	78759	US	#####
Charmaine Rambo	Fort Worth	TX	76107	US	#####
Terry Savedra	Austin	TX	78759	US	#####
Rhonda Lands	Austin	TX	78759	US	#####
Christina Stevens	Austin	TX	78759	US	#####
Phyllis Hartman	Conroe	TX	77302	US	#####
Jennifer Reichert	Austin	TX	78759	US	#####
Jason Brian	Austin	TX	78759	US	#####
Mia Lawrence	Austin	TX	78766	US	#####
Vickie Bailey	AUSTIN	TX	78753	US	#####
Bob Sutkoff	Atascocita	TX	77346	US	#####
Carolyn Croom	Austin	TX	78757	US	#####
Andrea Dismukes	Cleveland	TN	37312	US	#####
Fred Counts	Johnson City	TN	37604	US	#####
Sheri Blackford	Antioch	TN	37013	US	#####
Amanda Hicks	Memphis	TN	38107	US	#####
Shannon Lynch	Gallatin	TN	37066	US	#####
Leslie Wiegler	Greenville	SC	29607	US	#####
Amanda Harris	Gilbert	SC	29054	US	#####
Matt Breese	Cranberry Township	PA	16066	US	#####
Chris McFarland	Effort	PA	18330	US	#####

Susan Matkins	Philadelphia	PA	19131	US	#####
Ann Smith	Beach Lake	PA	18405	US	#####
Mohammad Ansar Quraishi		OR		US	#####
Stephanie Whitlock	Portland	OR	97233	US	#####
Jenni Bruce	Portland	OR	97223	US	#####
Wendie Leaper	Portland	OR	97212	US	#####
Dave Tutin	Portland	OR	97217	US	#####
Edith Henderson	Tulsa	OK	74145	US	#####
Jody Thomae	Ashland	OH	44805	US	#####
Alfredo Serrano	Lorain	OH	44052	US	#####
Holly Henry-Nuss	Cleveland	OH	44134	US	#####
julan gao	Queens	NY	11372	US	#####
Liz Waytkus	New York	NY	10031	US	#####
Stefanie Santodonato-Fisher	Merrick	NY	11566	US	#####
Lynda Pringle	Port Jervis	NY	12771	US	#####
David Zink	NY	NY	10065	US	#####
Danielle Gould	Reno	NV	89512	US	#####
Tammy Hajovsky	Santa Fe	NM	87507	US	#####
Jane Sanders	Santa Fe	NM	87505	US	#####
Barbara Hoepf	Cape May	NJ	8204	US	#####
Lindsay Hamelin	Brookline	NH	3033	US	#####
Amber PATE	Charlotte	NC	28211	US	#####
Alycia Albis	Charlotte	NC	28212	US	#####
LeAnne Smith	Saint Louis	MO	63116	US	#####
Kathryn Kahn	Minneapolis	MN	55414	US	#####
Jack Whorley	Minneapolis	MN	55443	US	#####
Allen Kreemer	Minneapolis	MN	55422	US	#####
Shawn Wochnick	Saint Paul	MN	55112	US	#####
Susan Downing	St. Paul	MN	55116	US	#####
Todd Kapitula	Grand Rapids	MI	49546	US	#####
Aletha VanderMaas	Grand Rapids	MI	49507	US	#####
brian durr	ferndale	MI	48220	US	#####
Susan Zaffarano	Macomb	MI	48042	US	#####
Danyell Monge	Grand Rapids	MI	49503	US	#####
Tracey Diamond	Frederick	MD	21701	US	#####
Nicolas Gross	Northampton	MA	1060	US	#####
Tiffany Day	Boston	MA	2113	US	#####
Rachel Betlinski	Boston	MA	2135	US	#####
Sarah Ard	Dracut	MA	1826	US	#####
Davina McClain	Natchitoches	LA	71457	US	#####
Beth McFarland	New Orleans	LA	70118	US	#####
Stephanie Post	Lake Charles	LA	70605	US	#####
Jessica Danby	HAMMOND	LA	70403	US	#####
Heather Cruikshank	Louisville	KY	40205	US	#####
David Paul	Indianapolis	IN	46254	US	#####
Libby Paulsen	Mount Prospect	IL	60056	US	#####
Rebecca Ruehl	Nashville	IL	62263	US	#####

Nick Harvey	Marshalltown	IA	50158	US	#####
Andi Cohen	Tallahassee	FL	32312	US	#####
Donna Aschheim	Hollywood	FL	33023	US	#####
Anne Price	Spring Hill	FL	34608	US	#####
Kristopher Brownlow	New Port Richey	FL	34652	US	#####
Rachael DiEleuterio	Wilmington	DE	19805	US	#####
Lisa Jones	Washington	DC	20005	US	#####
Johnny Salazar	Pueblo	CO	81005	US	#####
KENNY Mcallister	Arvada	CO	80003	US	#####
Sanya McFie	Peyton	CO	80831	US	#####
Donna Landry	Grand Junction	CO	81507	US	#####
Brenda Brown	Windsor	CO		US	#####
Liz Lian	Los Angeles	CA	90042	US	#####
Bryan Zilar	Burbank	CA	91504	US	#####
Kay Wolf	Woodland Hills	CA	91364	US	#####
Constance Collins	Huntington Beach	CA	92648	US	#####
Michele Zuiderweg	Chicago	CA	95822	US	#####
Victoria Freeman	San Diego	CA	92119	US	#####
Jeff Lawson	Santa Clarita	CA	91350	US	#####
James Rowland	Riverside	CA	92507	US	#####
Julie Chung	Los Angeles	CA	90039	US	#####
Tricia Maldonado	El Cajon	CA	92021	US	#####
Ellen Hobbs Hobbs	San Francisco	CA	94112	US	#####
Peggy Watson	Sacramento	CA	95831	US	#####
Maya Daniels	Phoenix	AZ	85043	US	#####
Kevin Fahrendorf	Phoenix	AZ	85003	US	#####
Jack Seyler	Tempe	AZ	85283	US	#####
Gary Palmer	Prescott	AZ	86303	US	#####
Gary Bennett	Scottsboro	AL	35768	US	#####
lee brock	Puyallup	WA	98374	US	#####
Lluvia Figueroa	San Antonio	TX	78201	US	#####
Aras Williams	Saint Paul	MN	55106	US	#####
macy jeter	lagrange	GA	30241	US	#####
Bryan Alchamaa	Houston	TX	77009	US	#####
Shelby Thoman	Meatire	GA	70006	US	#####
Rayquan Tyson	Bayonne	NJ	7002	US	#####
Lameika Dixson	Memphis	TN	38134	US	#####
Dean Danielson	Denver	CO	80204	US	#####
Kodi McGlone	Greensburg	PA	15601	US	#####
Jenna/Oli Smith	York	SC	29745	US	#####
Daniel Cross	Mundelein	IL	60060	US	#####
Zorlah Torres	Sacramento	CA	95841	US	#####
Adam Kaluba	Burleson	TX	76028	US	#####
Lewey Arens	Sumner	IA	50674	US	#####
Matt Luke				US	#####
may e	Woodbridge	VA	22192	US	#####
Gabriella Torres	Tucson	AZ	85757	US	#####

Kamila Lopez	Caguas			US	#####
Griffin South	Mandeville	LA	70448	US	#####
Brandl Hatch	Moab	UT	84532	US	#####
Rachel Marion	Houston	TX	77034	US	#####
Andy Rodriguez Garcia	Miami	FL	33177	US	#####
Lincoln Trujillo	Spokane	WA	99224	US	#####
lola harol	North Miami Beach	FL	33160	US	#####
abi g	Miami	FL	33147	US	#####
Scott Comerford	Monroe	NC	28110	US	#####
Lucianna Cervantes	Corona	CA	92882	US	#####
Alan Boyd	manly		2095	Australia	#####
Matthew Morales	Jersey City	NJ	7304	US	#####
Brittney B	Binghamton	NY	13903	US	#####
Kristie Sosnowski	Massapequa Park	NY	11762	US	#####
Christian Vazques	Orange Park	FL	32073	US	#####
Rodger Cross	Chicago	IL	60624	US	#####
Alexis Hefner	Lyman	NC	29365	US	#####

## Allen, Amber

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**From:** Kevin Smith [REDACTED]  
**Sent:** Sunday, August 22, 2021 12:01 PM  
**To:** PAZ Preservation  
**Subject:** 2502 Park View Dr Demo Permit

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

Commissioners and City Staff,

I am writing today to express my support in preserving 2502 Park View Dr. This is a unique home, not only for its excellent architecture (which was designed by local architect Fred Day); or it exceeding the requirement to meet two of the five criteria for local landmark status. It is unique in that this proposed local landmark has National significance through its association with the Austin Air Condition Village experiment which was sponsored in part by the American Association of Homebuilders and the results of the Village help guide Federal lending practices to provide mortgages to homes with air conditioning.

In addition to help preserve this home; it will also help preserve an affordable home. The last redevelopment that occurred on Park View Dr, sold for almost 5 times its original purchase price.

I believe doing a partial rehabilitation of the home's historic features coupled with the using entitlements offered through the code, to build a substantial addition (sympathetic to the design of the home) is a win-win scenario and would offer a buyer a truly unique one of a kind property.

Respectfully,

Kevin Smith

2500 Park View Dr

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## Allen, Amber

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**From:** Carolyn Croom [REDACTED]  
**Sent:** Saturday, August 21, 2021 11:09 PM  
**To:** PAZ Preservation; Little, Kelly - BC; Koch, Kevin - BC; Tollett, Blake - BC; Featherston, Witt; Heimsath, Ben - BC; Wright, Caroline - BC; Valenzuela, Sarah - BC; McWhorter, Trey - BC; Castillo, Anissa - BC; Larosche, Carl - BC; Myers, Terri - BC  
**Subject:** Concerning 2502 PARK VIEW DRIVE (GF-21-10366)

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

Dear Members of the Historic Landmark Commission,

I support preservation of the Mid-Century Modern home at 2502 Park View Drive. As an excellent Modern residence, designed by a well-known Austin architect, this house has significant historic and architectural value. In addition, it's the best-preserved home in the proposed Austin Air Conditioned Village Historic District and is also representative of the entire proposed District. The Austin Air Conditioned Village experiment was the first large-scale and also largest project of test houses built in the 1950s to test the feasibility and affordability of air-conditioning in homes affordable to middle-class buyers. According to Preservation Austin, in comments to the Historical Landmark Commission, the Air Conditioned Village was not only a nationally-significant study but also "an internationally-renowned experiment in building innovation and social science."

The residence is definitely the most modern in its design of the Air Conditioned Village houses, closest to the International Style of architecture and *Arts & Architecture* magazine's Case Study houses, with a nearly flat roof and a very simple, clean execution. Other elements of mid-century design in the house include site-specific passive cooling strategies, clerestory windows, exposed roof beams, an asymmetrical, paneled facade, and distinctive patterned-brick screening walls.

The house is an early, outstanding example of architect Fred Day, who made a substantial contribution to Austin's development. According to Preservation Austin, his "involvement in this high-profile, and much celebrated project was an early victory in his 40-year career." A graduate of the UT School of Architecture, his contributions include the award-winning Faulk Central Library, the Teachers Retirement System of Texas building, the Austin Doctors Building, the pro-bono master plan and drawings for Laguna Gloria, and renovations to the UT Law School and Student Union. Notable buildings he designed outside Austin include the Visitors Center at the McDonald Observatory and the Hooper-Schaeffer Fine Arts Center at Baylor University. He was president of AIA Austin and awarded an honorary Life Membership on the UT School of Architecture Advisory Council. He won multiple design awards from the Austin chapter of the American Institute of Architects and the Texas Society of Architects.

This house, known as "The Air Temp" House, for its Chrysler AirTemp air-conditioning system, is representative of the entire Air Conditioned Village experiment in several ways. All of the houses, including this residence, exemplify technological innovation in design and construction, with cutting-edge climate-control techniques. Each had experimental air-conditioning systems with a variety of air-distribution systems. They shared several heat-reducing strategies as well, such as light paint, light roofing, and wall and roof insulation. 2502 Park View may have had the deepest overhangs at four feet, but the other houses had generous overhangs too. All of the homes were studied for one year for their impact on the residents. UT's Psychology Department surveyed the inhabitants of the Village houses and area houses without air-conditioning, comparing the daily habits of both groups, finding that the Village families slept more, spent more time inside their homes and had to clean less than the other group. The Air Temp house includes all of the important features of homes in the project.

Mid Tex Mod, in its letter to the Historic Landmark Commission, states that the home "retains a remarkably high degree of integrity of design, materials, workmanship, and feeling as the most distinctive and intact original residence within the Austin Air-Conditioned Village development." Fred Day produced a striking Modern residence, as opposed to other more conventional ranch

homes in the project. This early work of Fred Day, exhibiting excellent period architecture, should be preserved for our Central Texas community.

Sincerely,

Carolyn Croom  
2502 Albata Avenue  
Austin, Texas 78757

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## Allen, Amber

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**From:** Sheryl Kelly Ginsburgh [REDACTED]  
**Sent:** Saturday, August 21, 2021 9:42 PM  
**To:** PAZ Preservation  
**Subject:** 2502 Park View Drive

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

This was my home for 60 years. It has a gorgeous backyard. I was told that the new owners were not going to raze the house, and that was why it was sold to them. Maybe they re-sold it and the new owners decided to raze it. The people who bought it from the builder got it for a good price because they said they were not going to tear it down. Again, maybe they re-sold it. The home was old and did have issues. Please check City Council meeting records for details. One minute it was a Historical building, the next it wasn't. PLEASE check Council Council meetings for the full story. Enter: 2502 Park View Drive, Austin Tx 78757 Austin City Council or some variation. It worked for me. It was a hotly debated topic. My vote is to try to keep the house and do necessary renovation. But I'm not the one paying for that!! Lots of good memories. The development was called Edge Wood because it truly was the outer limit of Austin! Please do not contact me.

Sent from my iPhone

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Commissioners,

I support full historic recognition and designation for 2502 Park View.

2502 Park View was one of the experimental houses used to determine how residences could/should be air-conditioned. The experiment was to try various ways to install air conditioning, to determine what life effects it would have, to measure the electricity used to cool the houses - A/C was a change that resulted in housing booms in hot climate.

Let me share my perspective.

First, I have experience with experimental housing.

During the mid-1960s I was leading a software effort at Tracor [Austin's first 'technology' star and first 'native' Fortune-500 company] to use computer graphics to show what a future house would look like when inside/outside. At the time architects drew sketches of a building, and made detail 'mechanical drawings' of the structural elements. The computer graphics would be a big improvement over just showing a client plan-view drawings, and much cheaper than the sketches, or cardboard models in use. Computer graphics could be interactive. Tracor had professors from UT Architecture School consulting.

That work got me involved in a 1969-1970 project called Ice City. Life-size experimental buildings were more useful than cardboard models, and could have 'organic' shapes. But, they needed to be discarded, and that was expensive disposal. So, Ice City would build the life-size models during freezing winter from ice-foam, which would just melt when the weather warmed. In 1970 we were doing what is now called 3-D Printing, but on a life-size scale.

We also worked on 'responsive rooms' which was an attempt to have the building support activity occurring inside. We built instrumented rooms at what is now part of the Pickle Research center.

My second perspective is that I'm old enough to have lived 'before' and 'after' air-conditioning. I was born December 1941. Our milkman in Dallas drove a horse-cart to deliver. By 1945 mom had a Servel brand 'gas' refrigerator; a little 'pilot flame' heated a bubble pump that compressed the refrigerant. To cool the house [best at night] there was a big fan in the ceiling of the hallway that sucked air in through the windows, and blew it out through the attic.

The only cool buildings were department stores and movie theatres. Some still blew air across blocks of ice to cool it. That's why air-conditioning capacity was once

Historical Commission  
Case: A.2 • PR-2021-064188 Aug.23rd  
2502 Park View Dr

Joseph Reynolds  
2611 West 49th  
Member Allandale Zoning Committee

measured in 'tons' [or tons per hour]. The stores and theatres [like the Majestic and Palace in Dallas] used an ammonia refrigerant and water towers to cool it for condensing back to liquid. [Freon? There was no Freon.] What worked for Neiman Marcus and Sanger Bros. would not work for houses. My dad worked at the Magnolia Building in downtown Dallas [It had the "Flying Red Horse" on top.] when it was air-conditioned and they had to find ways to get air ducts through the masonry walls.

Our current house on 49<sup>th</sup> St was built in 1951, and when we bought it in 1979 still had the floor-furnace for heat and had three window A/C to cool. I installed a fan in the ceiling of the hallway to replicate what I knew from childhood as a way to cool at night. The 1981 Memorial Day Flood got water in the crawl space under the house and killed the floor furnace. As a result of the flooding we couldn't replace it, so the house got 'central' A/C.

All the 'How-To' for domestic central air-conditioning was worked out in the different designs of The Air-Conditioned Village. The work confirmed that there would be a residential market, so technology was invented and improved. Freon did get developed. And, they didn't "do an Ice-City" on the 'experimental' houses to make them disappear – families lived there and kept them. That's what you're being asked to preserve. The houses, their purpose, and their past are what you are asked preserve. They are Historical. These houses are icons of a past time. They are like cameras from 1860s, like working steam locomotives from 1880s, like preserved 1905 airplanes, like Edison recordings, like transistorized computers from late 1950s. Cameras, and locomotives, and airplanes, and recordings, and computers can be kept in museums. A village is its' own museum, if you preserve it

Do your duty, protect this group of houses that document the change that made the 'new South' possible, air conditioning and how to use it in residences.

Thank You –

Joe Reynolds  


## Allen, Amber

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**From:** Carla Penny [REDACTED]  
**Sent:** Saturday, August 21, 2021 3:04 PM  
**To:** PAZ Preservation  
**Subject:** GF-21-103669

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

I support protecting this historic house in Allandale from demolition. It's a lovely example of mid-century modernism in home design use of newly deployed technologies. This home deserves preservation.

It is also reflective of the mid-century vibe of this particular part of Allandale. It would be a terrible loss to our community if it were not preserved.

I live in a 1954 house a few blocks to the north of this property and have managed to update the interior without destroying the original design and aesthetic of the house. I believe this is possible at 2502 Park View as well.

I would hope a commercially viable solution could be found that preserves the character and design of this important structure.

Carla Penny  
2500 Albata Ave, Austin, TX 78757

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### PUBLIC HEARING INFORMATION

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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, please visit our website: [www.austintexas.gov/abc](http://www.austintexas.gov/abc)

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

Case Number: GF 21-103669 - 2502 PARK VIEW DR  
Contact: Amber Allen, (512) 974-3393  
Public Hearing: Historic Landmark Commission, July 26, 2021

I am in favor of Demolition  
 I object

David Herpin

6604 Daugherty St.

Your Name (please print)

Your address(es) affected by this application



8/18/2021

Signature

Date

Comments: We object to historic landmark designation on the city and state levels.

If you use this form to comment, it may be returned to:  
City of Austin Housing and Planning Department  
Historic Preservation Office, ATTN: Amber Allen  
P.O. Box 1088  
Austin, TX 78767-8810  
E-mail: [preservation@austintexas.gov](mailto:preservation@austintexas.gov)

## Allen, Amber

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**From:** Dave Kilpatrick [REDACTED]  
**Sent:** Thursday, August 19, 2021 3:17 PM  
**To:** PAZ Preservation  
**Cc:** [REDACTED]  
**Subject:** 2502 park view dr.

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

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

Hello,

I am writing to express my sincere opposition to the demolition of 2502 park view dr. I do not doubt that this home has no significance for the current owner, but given its provenance with regard to Architect and inclusion in the "air conditioned village" it would certainly have value to many other potential homeowners. It would be a terrible shame to lose this home and introduce a new house which is most likely over-scaled within its context.

Respectfully,

Dave Kilpatrick, AIA

**CUPPETT KILPATRICK**  
architecture + interiors  
512.450.0820 ext 2

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## Allen, Amber

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**From:** Shirlie Sweet [REDACTED]  
**Sent:** Friday, August 20, 2021 8:57 AM  
**To:** PAZ Preservation  
**Subject:** 2502 Parkview Dr

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

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

I am very familiar with Air Conditioned Village, as I grew up at 2505 Parkview. These houses are quintessentially Mid-Century. They were designed and built by the Austin builder Fabricon with a nod to the Frank Lloyd Wright esthetic. The component parts - trusses, walls, storage modules, etc were all built off site at Fabricon's headquarters and building center in south Austin and transported to the building site....an early modular concept. We had a home magazine photo shoot at our house (2505) within a year or two of moving in, which was 1954. I do have that somewhere and if you are interested, I will find it and email it to you.

The family who lived at 2502 Parkview the longest was Gerald and Nancy Kelly and their two daughters Sheryl and Jill, who grew up in the house. Nancy was an artist - an abstract expressionist painter who had studied with Michael Fearing at UT art school, and Gerald was an engineer. The house was decorated with danish modern furniture, much original artwork and mid century decor, very much the taste of an artist in that era. I spent many many hours of my childhood and young adulthood at their house.

I surmise, since there is a movement to preserve this house as a significant example of mid-century modern architecture, that there is some danger of it being torn down. I so appreciate the efforts to save it and pray that you are successful in being able to preserve it.

Shirlie Ashworth Sweet

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**From:** Carolyn Croom <

**Subject: Re: Concerning 2502 Park View Drive (C14H-2021-0164)**

**Date:** November 28, 2021 at 11:08:29 PM CST

**To:** [BC-Nadia.Ramirez@austintexas.gov](mailto:BC-Nadia.Ramirez@austintexas.gov), [bc-Hank.Smith@austintexas.gov](mailto:bc-Hank.Smith@austintexas.gov), [bc-Jolene.Kiolbassa@austintexas.gov](mailto:bc-Jolene.Kiolbassa@austintexas.gov), [BC-David.King@austintexas.gov](mailto:BC-David.King@austintexas.gov), [BC-Timothy.Bray@austintexas.gov](mailto:BC-Timothy.Bray@austintexas.gov), [bc-Betsy.Greenberg@austintexas.gov](mailto:bc-Betsy.Greenberg@austintexas.gov), [bc-Ann.Denkler@austintexas.gov](mailto:bc-Ann.Denkler@austintexas.gov), [BC-Cesar.Acosta@austintexas.gov](mailto:BC-Cesar.Acosta@austintexas.gov), [bc-roy.woody@austintexas.gov](mailto:bc-roy.woody@austintexas.gov), [BC-Carrie.Thompson@austintexas.gov](mailto:BC-Carrie.Thompson@austintexas.gov), [bc-Scott.Boone@austintexas.gov](mailto:bc-Scott.Boone@austintexas.gov)

Sorry, I meant to include the photo and drawing from 1954 below!:

On Nov 28, 2021, at 11:04 PM, Carolyn Croom [REDACTED] wrote:

Dear Members of the Zoning and Platting Commission,

2502 Park View Drive is an exceptional house that should be preserved for posterity. Below are reasons to support Local Historic Landmark designation for this home:

**Part of internationally-known Austin Air-Conditioned Village.** The Austin Air-Conditioned Village was the first large-scale experiment of its kind worldwide. It was the largest study of houses built in the 1950s to determine the feasibility and affordability of air-conditioning in homes affordable to middle-class buyers. This experiment shaped how houses were built nationwide from the 1950s on, by taking good design into consideration to reduce energy consumption, and had a particularly large impact on the Sun Belt. According to Preservation Austin, in comments to the Historic Landmark Commission, the Air-Conditioned Village was not only a nationally-significant study but also "an internationally-renowned experiment in building innovation and social science." One example of its international impact is that a group of housing experts from the Soviet Union visited this project during the Cold War. The homes had different air-conditioning systems and had extensive technical testing as well as an analysis of cost. UT's Psychology Department surveyed the inhabitants of the Village houses and area houses without air-conditioning, comparing the daily habits of both groups, finding that the Village families slept more, spent more time inside their homes and had to clean less than the other group. UT's Departments of Architectural Engineering and Mechanical Engineering were also heavily involved, analyzing data, and conducting further research. Two national trade organizations, many national manufacturers, architects, homebuilders, and homeowners helped establish the feasibility of air-conditioning in modest homes. This study encouraged the adoption of air-conditioning in not just luxury homes, but smaller homes, and influenced the loan policies of FHA and other lenders, by including the cost of air-conditioning equipment in loans and removing stipulations that higher salaries were required to purchase homes with air-conditioning.

**Early, outstanding example of architect Fred Day.** Mr. Day made a substantial contribution to Austin's development and this superb home from the beginning of his career should be preserved. According to Preservation Austin, his "involvement in this high-profile, and much celebrated project was an early victory in his 40-year career." A graduate of the UT School of Architecture, his contributions include the award-winning Faulk Central Library, the Teachers Retirement System of Texas building, the Austin Doctors Building, the pro-bono master plan and drawings for Laguna Gloria, the UT Alumni Center, and renovations to the UT Law School and Student Union. Notable buildings he designed outside Austin include the Visitors Center at the McDonald Observatory and the Hooper-Schaeffer Fine Arts Center at Baylor University. He was president of AIA Austin and awarded an honorary Life Membership on the UT School of Architecture Advisory Council. An endowed scholarship

in architecture at UT bears his name. He won multiple design awards from the Austin chapter of the American Institute of Architects and the Texas Society of Architects.

**Most architecturally-significant home in the Austin Air-Conditioned Village.** 2502 Park View, known as “The Air Temp” House for its Chrysler AirTemp air-conditioning system, is definitely the most modern in its design of the Air-Conditioned Village houses. It’s closest to the International Style of architecture and *Arts & Architecture* magazine’s Case Study houses, with a nearly flat roof and a very simple, clean execution. Other elements of mid-century design in this innovative house include site-specific passive cooling strategies, high clerestory windows to reduce heat load, exposed roof beams, an asymmetrical, paneled facade, and distinctive patterned-brick screening walls. Mid Tex Mod, in its letter to the Historic Landmark Commission, states that the home “retains a remarkably high degree of integrity of design, materials, workmanship, and feeling as the most distinctive and intact original residence within the Austin Air-Conditioned Village development.” Fred Day produced a striking Modern residence, as opposed to other more conventional ranch homes in the project. While Fred Day’s residence stands out architecturally, the whole development brought together prominent homebuilders and architects who played a valuable role in Austin’s development.

**City of Austin staff and the Historic Landmark Commission strongly support preservation.** City staff strongly recommends historic zoning for 2502 Park View, as it not only meets but exceeds the following criteria for designation as an Historic Landmark: architecture, historical association, and community value. It is also remarkably intact. It’s not common for a building to meet three criteria instead of two, or for all three criteria to be strong. The Historic Landmark Commission voted unanimously to recommend it for Local Historic Landmark designation.

**Our City, a recognized leader in green building, should find value in preserving a home in an early study on innovative cooling design.** Austin has played a trailblazing role in the green building movement, creating the nation’s first green building program. The houses in the Air-Conditioned Village experiment are an early effort at energy-efficient design, in an attempt to make air-conditioning affordable. They exemplify technological innovation in design and construction, with cutting-edge climate-control techniques. Each had experimental air-conditioning systems with a variety of air-distribution systems. They shared several heat-reducing strategies as well, such as light paint, light roofing, generous overhangs, plantings and preservation of old-growth trees for shade, heat-absorbing glass, exhaust fans, wall and roof insulation, and passive solar design. Kitchen and bath exhaust fans and insulation were not common elements in homes then.

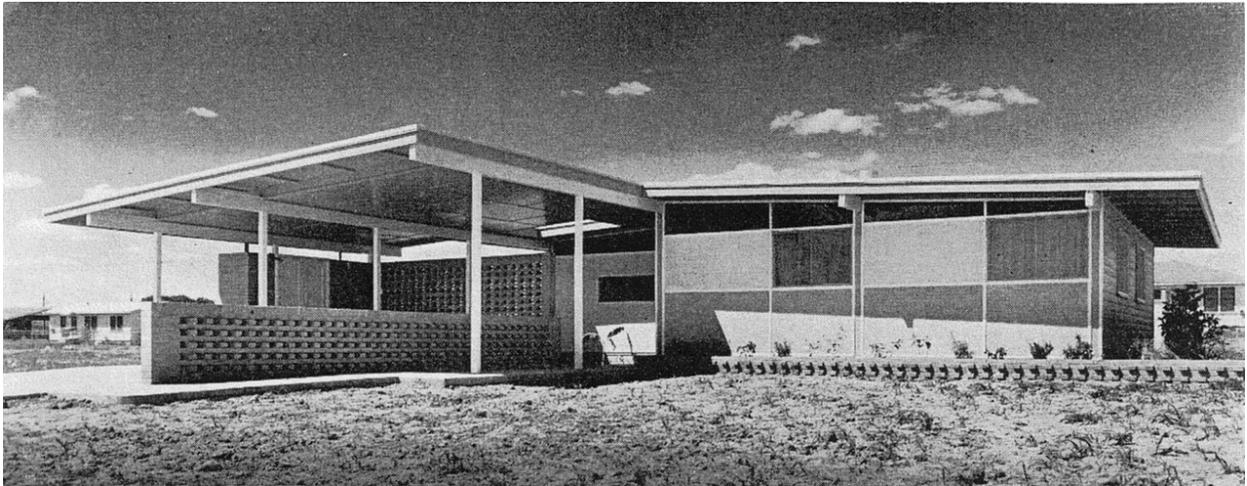
**Important to include modest-sized homes among Austin’s Historic Landmarks.** At 1160 square feet, this small home with a big history well deserves a place among Austin’s historic mansions and public buildings.

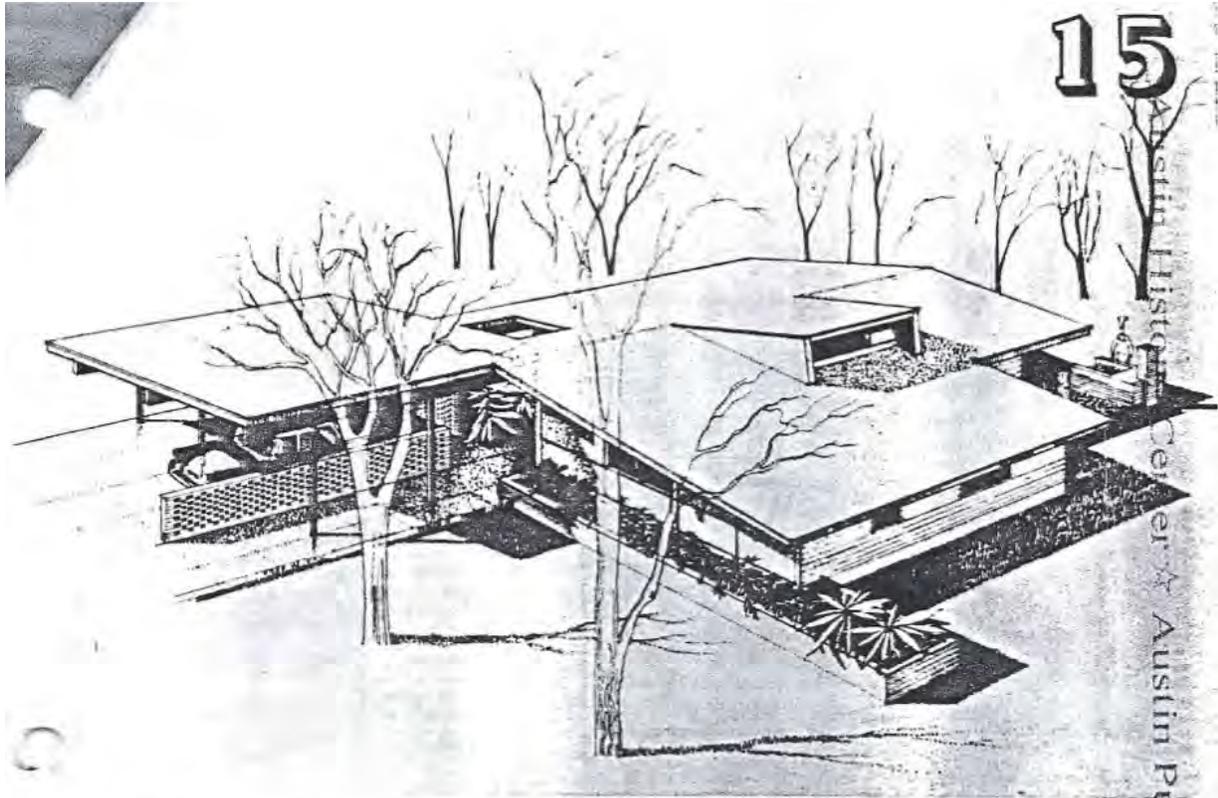
**Austin should preserve the few historical structures our City has inherited.** Austin is a relatively new city with fewer historic buildings compared with other older cities. That makes it all the more important to preserve the notable buildings that we do have. We preserve our cultural heritage through the preservation of historic places. 2502 Park View is a unique, stand-out home in the remarkable and ambitious Austin Air-Conditioned Village and is an important part of our cultural heritage. Without widespread air-conditioning, Austin and other Sun Belt communities wouldn’t be the cities they are today. A house such as this appears quite rarely, and our City should not miss the opportunity to preserve it.

Thank you for considering the preservation of this architectural and historical gem.

Sincerely,

Carolyn Croom  
2502 Albata Avenue  
Austin, TX 78757





# The Air Temp

S/E

Sure to be named "modern-functional-comfortable" is THE AIR TEMP, the home built by Wayne A. Burns at 2502 Park View.

Look at these extra modern features: An L-shaped living area 22 by 23 feet, a 14-foot sliding glass door opening onto a garden area, a bath and a half centralized for economy and with exhaust fans in both, two bedrooms and a den, custom-designed draperies, an outside patio — plus a barbecue pit and exterior brick walls which mark off the double carport and garden area.

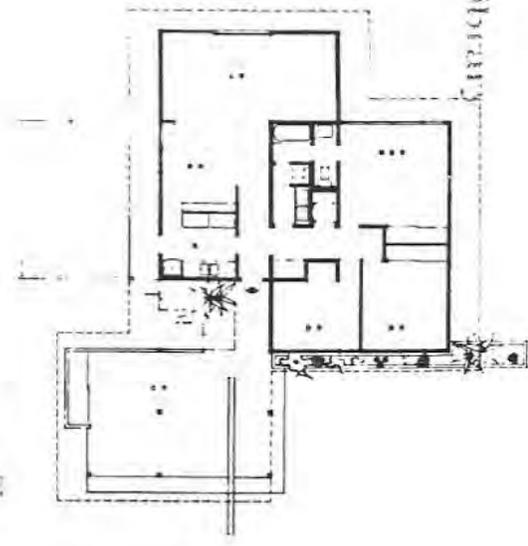
Modernism in this home also means Terrazzo tile flooring (just being introduced in this part of the country), grey beige siding, salmon colored brick trim outside, and a 1954 low-pitched roof.

Burns built an over-hanging roof on all sides almost four feet wide around THE AIR TEMP. Because it faces south, this home is never hit in the face by the western sun.

Complete air conditioning is effective with a two ton forced draft Chrysler Air Temp unit installed by Capitol Air Conditioning. Horizontal sliding windows by Clearstory add to the Southwest modern

It's open living in this house with 1,160 square feet of floor space inside.

Fred Day was the architect for the AIR TEMP HOME.



1110?

## 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.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. 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.

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.

For additional information on the City of Austin's land development process, visit our website:  
[www.austintexas.gov/planning](http://www.austintexas.gov/planning).

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the 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. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and may be published online.

Case Number: C14H-2021-0164

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: Dec. 7, 2021, Zoning and Platting Commission  
Jan. 27, 2022, City Council

Jessica Perry

Your Name (please print)

I am in favor  
 I object

6711 Daugherty St. 78757

Your address(es) affected by this application (optional)

J Perry

Signature

11/29/2021

Date

Daytime Telephone: 347-263-2823

Comments: 1 object to Historic  
Landmark Zoning and  
support demolition of  
2502 Park View Dr.

If you use this form to comment, it may be returned to:  
City of Austin, Housing & Planning Department  
Attn: Steve Sadowsky  
P. O. Box 1088  
Austin, TX 78767-8810  
Or email to: [preservation@austintexas.gov](mailto:preservation@austintexas.gov)

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Case Number: C14H-2021-0164  
Contact: Steve Sadowsky, 512-974-6454  
Public Hearing: Dec. 7, 2021, Zoning and Platting Commission  
Jan. 27, 2022, City Council

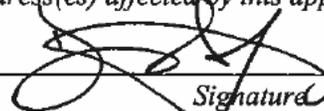
DEAN PERRY

Your Name (please print)

I am in favor  
 I object

6711 DAUGHERTY STREET 78757

Your address(es) affected by this application (optional)



Signature

11/29/2021  
Date

Daytime Telephone: 352.262.2675

Comments: I OBJECT TO HISTORIC  
LANDMARK ZONING & SUPPORT  
DEMOLITION AT 2502 PARK VIEW DR.

If you use this form to comment, it may be returned to:  
City of Austin, Housing & Planning Department  
Attn: Steve Sadowsky  
P. O. Box 1088  
Austin, TX 78767-8810  
Or email to: [preservation@austintexas.gov](mailto:preservation@austintexas.gov)



## PUBLIC HEARING INFORMATION

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**Case Number: C14H-2021-0164**  
**Contact: Steve Sadowsky, 512-974-6454**  
**Public Hearing: Nov 02, 2021, Zoning and Platting Commission**  
**Nov 18, 2021, City Council**

Hugh Corrigan

Your Name (please print)

I am in favor  
 I object

2510 Park View Dr, 2502 Park View Dr

Your address(es) affected by this application (optional)

Hugh Corrigan

Signature

12/3/21

Date

Daytime Telephone: 512-937-4391

Comments: I object to the designation  
as I do not believe the house  
is a warrants historic designation.

If you use this form to comment, it may be returned to:  
City of Austin, Housing & Planning Department  
Attn: Steve Sadowsky  
P. O. Box 1088  
Austin, TX 78767-8810  
Or email to: [preservation@austintexas.gov](mailto:preservation@austintexas.gov)

## PUBLIC HEARING INFORMATION

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Case Number: C14H-2021-0164

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: Nov 02, 2021, Zoning and Platting Commission  
Nov 18, 2021, City Council

Timothy E. Packard

Your Name (please print)

I am in favor  
 I object

2505 Park View Dr 78757

Your address(es) affected by this application (optional)



Signature

11/20/21  
Date

Daytime Telephone: (512) 731-8998

Comments: I do not believe the structure @ 2502 Park View is historic. There are other homes in the neighborhood of the same design. The Air Condition Village is interesting because of the A/C Systems but those systems do not exist any longer. The design + structure of the homes are not the best examples of mid-century architecture and do not warrant historic zoning.

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

City of Austin, Housing & Planning Department

Attn: Steve Sadowsky

P. O. Box 1088

Austin, TX 78767-8810

Or email to: [preservation@austintexas.gov](mailto:preservation@austintexas.gov)

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Case Number: C14H-2021-0164

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: Dec. 7, 2021, Zoning and Platting Commission  
Jan. 27, 2022, City Council

Jessica Perry

Your Name (please print)

I am in favor  
 I object

6711 Daugherty St.

Your address(es) affected by this application (optional)

J Perry

Signature

11/29/21  
Date

Daytime Telephone: 347-263-2823

Comments: I object to historical zoning and support demolition of 2502 Park View Dr.

If you use this form to comment, it may be returned to:  
City of Austin, Housing & Planning Department  
Attn: Steve Sadowsky  
P. O. Box 1088  
Austin, TX 78767-8810  
Or email to: [preservation@austintexas.gov](mailto:preservation@austintexas.gov)

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Case Number: C14H-2021-0164

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: Dec. 7, 2021, Zoning and Platting Commission  
Jan. 27, 2022, City Council

Dean Perry

Your Name (please print)

I am in favor  
 I object

6711 Daugherty St.

Your address(es) affected by this application (optional)



Signature

11/29/21  
Date

Daytime Telephone: 352-262-2675

Comments: I OBJECT TO HISTORIC  
ZONING AND SUPPORT DEMOLITION  
OF 2502 PARK VIEW DR.

If you use this form to comment, it may be returned to:  
City of Austin, Housing & Planning Department  
Attn: Steve Sadowsky  
P. O. Box 1088  
Austin, TX 78767-8810  
Or email to: [preservation@austintexas.gov](mailto:preservation@austintexas.gov)

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Case Number: C14H-2021-0164

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: Nov 02, 2021, Zoning and Platting Commission  
Nov 18, 2021, City Council

JOHN ALLISON

Your Name (please print)

I am in favor  
 I object

2505 PARK VIEW 78757

Your address(es) affected by this application (optional)

John M. Allison

Signature

11-20-21

Date

Daytime Telephone: 512-809-4257

Comments: I do believe the conditions of Village was a great study in residential air conditioning. I do not think any of the houses are unique examples of mid century architecture worthy of historic designation. Most importantly, these structures deteriorate and do not support a modern family.

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

City of Austin, Housing & Planning Department

Attn: Steve Sadowsky

P. O. Box 1088

Austin, TX 78767-8810

Or email to: [preservation@austintexas.gov](mailto:preservation@austintexas.gov)

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Case Number: C16H-2021-0164

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: Nov 02, 2021, Zoning and Platting Commission  
Nov 18, 2021, City Council

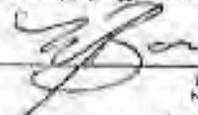
Stefan Barr

Your Name (please print)

I am in favor  
 I object

2603 Park View Dr, Austin

Your address(es) affected by this application (optional)



Signature

11/23/21

Date

Daytime Telephone: 512 375 2088

Comments: I strongly oppose historic designation & fully support demolition. In my experience living in the neighborhood, these homes are constantly having work done to fix ongoing issues which cause disruption to the street on an ongoing basis. Knock it down, start again & build something that considers modern living conditions.

If you use this form to comment, it may be returned to:  
City of Austin, Housing & Planning Department  
Attn: Steve Sadowsky  
P. O. Box 1088  
Austin, TX 78767-8810  
Or email to: [preservation@austintexas.gov](mailto:preservation@austintexas.gov)

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Case Number: C14H-2021-0164

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: Nov 02, 2021, Zoning and Platting Commission  
Nov 18, 2021, City Council

CAROLINE ELLIS ROCHE

Your Name (please print)

I am in favor  
 I object

6602 NASCO DR 78757

Your address(es) affected by this application (optional)

Caroline G. Roche

Signature

11/19/2021  
Date

Daytime Telephone: (512) 944-~~5543~~ 5543

Comments: I object to historic  
designation and support the  
demolition

If you use this form to comment, it may be returned to:  
City of Austin, Housing & Planning Department  
Attn: Steve Sadowsky  
P. O. Box 1088  
Austin, TX 78767-8810  
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Case Number: C14H-2021-0164

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: Nov 02, 2021, Zoning and Platting Commission  
Nov 18, 2021, City Council

MILTON J MATOS

Your Name (please print)

6603 NASEO

I am in favor  
 I object

Your address(es) affected by this application (optional)

Milton J Matos

Signature

11/21/21

Date

Daytime Telephone:

512 658 7114

Comments:

Highest and Best Use is  
Demolition

If you use this form to comment, it may be returned to:  
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Case Number: C14H-2021-0164

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: Nov 02, 2021, Zoning and Platting Commission  
Nov 18, 2021, City Council

MARY JEAN MATUS

Your Name (please print)

6603 NALCO DR. AUSTIN, TX 78751

Your address(es) affected by this application (optional)

*M. J. Matus*

Signature

11/20/2021

Date

Daytime Telephone: \_\_\_\_\_

Comments: I oppose to historic designation

If you use this form to comment, it may be returned to:  
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Attn: Steve Sadowsky  
P. O. Box 1088  
Austin, TX 78767-8810  
Or email to: [preservation@austintexas.gov](mailto:preservation@austintexas.gov)

I am in favor  
 I object

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Case Number: C14H-2021-0164

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: Nov 02, 2021, Zoning and Platting Commission  
Nov 18, 2021, City Council

Heather Christian Drew

Your Name (please print)

6601 NASCO DR 78757

Your address(es) affected by this application (optional)

Heather Christian Drew 11/20/2021

Signature

Date

Daytime Telephone: 512 426-9851

Comments: I object to the historic  
designation and support  
demolition

If you use this form to comment, it may be returned to:  
City of Austin, Housing & Planning Department  
Attn: Steve Sadowsky  
P. O. Box 1088  
Austin, TX 78767-8810  
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Case Number: C14H-2021-0164

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: Nov 02, 2021, Zoning and Platting Commission  
Nov 18, 2021, City Council

Kenn Roy DREW

Your Name (please print)

I am in favor  
 I object

6601 NASCO DR 78757

Your address(es) affected by this application (optional)



Signature

11/20/21  
Date

Daytime Telephone: (512) 297-8791

Comments: I object to historic  
designation and strongly  
support demolition

If you use this form to comment, it may be returned to:  
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Attn: Steve Sadowsky  
P. O. Box 1088  
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Case Number: C14H-2021-0164

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: Nov 02, 2021, Zoning and Platting Commission  
Nov 18, 2021, City Council

Craig Vaughan

Your Name (please print)

I am in favor  
 I object

2508 Park View Drive 78757

Your address(es) affected by this application (optional)

[Signature]

Signature

11/20/2021  
Date

Daytime Telephone: 512-221-7051

Comments: I object to the historic designation of 2508 Park View Drive, and support its demolition.

If you use this form to comment, it may be returned to:  
City of Austin, Housing & Planning Department  
Attn: Steve Sadowsky  
P. O. Box 1088  
Austin, TX 78767-8810  
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Case Number: C14H-2021-0164

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: Nov 02, 2021, Zoning and Platting Commission  
Nov 18, 2021, City Council

Sue Flores-Minick

Your Name (please print)

I am in favor  
 I object

2504 Park View Dr.

Your address(es) affected by this application (optional)

Sue Flores-Minick

Signature

11/21/21  
Date

Daytime Telephone:

512-791-9267

Comments:

I object to historic  
designation and  
strongly support  
demolition.

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

City of Austin, Housing & Planning Department

Attn: Steve Sadowsky

P. O. Box 1088

Austin, TX 78767-8810

Or email to: [preservation@austintexas.gov](mailto:preservation@austintexas.gov)

## PUBLIC HEARING INFORMATION

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Case Number: C14H-2021-0164

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: Nov 02, 2021, Zoning and Platting Commission  
Nov 18, 2021, City Council

*Tim Minick*

Your Name (please print)

*2504 Park View Dr*

I am in favor  
 I object

Your address(es) affected by this application (optional)

*Justin A. Minick*

*11/25/21*

Signature

Date

Daytime Telephone:

*512-671-6183*

Comments:

*I do not feel that the historical designation is appropriate*

If you use this form to comment, it may be returned to:  
City of Austin, Housing & Planning Department  
Attn: Steve Sadowsky  
P. O. Box 1088  
Austin, TX 78767-8810  
Or email to: [preservation@austintexas.gov](mailto:preservation@austintexas.gov)

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Case Number: C14H-2021-0164

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: Nov 02, 2021, Zoning and Planning Commission  
Nov 18, 2021, City Council

JAMES WATSON

Your Name (please print)

I am in favor  
 I object

2508 Park View Drive - 78757

Your address(es) affected by this application (optional)

[Signature]

Signature

11-20-2021

Date

Daytime Telephone:

512-974-5151

Comments: I object to the Historic Designation of this home. I support the demolition of this home. I am a resident of Air Condition Village.

If you use this form to comment, it may be returned to:  
City of Austin, Housing & Planning Department  
Attn: Steve Sadowsky  
P. O. Box 1088  
Austin, TX 78767-8810  
Or email to: [preservation@austintexas.gov](mailto:preservation@austintexas.gov)

## PUBLIC HEARING INFORMATION

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Case Number: C14H-2021-0164

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: Nov 02, 2021, Zoning and Platting Commission  
Nov 18, 2021, City Council

Jonathan Richardson

Your Name (please print)

I am in favor  
 I object

6801 Daugherty St Austin, TX 78757  
Your address(es) affected by this application (optional)

  
Signature

11/23/21  
Date

Daytime Telephone: 214-533-5602

Comments:

I support demolition of  
subject to historic design

If you use this form to comment, it may be returned to:  
City of Austin, Housing & Planning Department  
Attn: Steve Sadowsky  
P. O. Box 1088  
Austin, TX 78767-8810  
Or email to: [preservation@austintexas.gov](mailto:preservation@austintexas.gov)

## PUBLIC HEARING INFORMATION

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Case Number: C14H-2021-0164

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: Nov 02, 2021, Zoning and Platting Commission  
Nov 18, 2021, City Council

Brittany Richardson

Your Name (please print)

6801 Dougherty St. 7875

I am in favor  
 I object

Your address(es) affected by this application (optional)

Betty Fuller

Signature

11/23/21

Date

Daytime Telephone:

Comments:

I object to historic designation  
& strongly support demolition.

If you use this form to comment, it may be returned to:  
City of Austin, Housing & Planning Department  
Attn: Steve Sadowsky  
P. O. Box 1088  
Austin, TX 78767-8810  
Or email to: [preservation@austintexas.gov](mailto:preservation@austintexas.gov)

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Case Number: C14H-2021-0164

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: Nov 02, 2021, Zoning and Platting Commission  
Nov 18, 2021, City Council

Heather DAVISON

Your Name (please print)

2503 Park View Dr

Your address(es) affected by this application (optional) 78754

Heather Davison

Signature

I am in favor  
 I object

11-23-21

Date

Daytime Telephone: 512-431-2703

Comments: I object to historic designation and strongly support demolition.

If you use this form to comment, it may be returned to:  
City of Austin, Housing & Planning Department  
Attn: Steve Sadowsky  
P. O. Box 1088  
Austin, TX 78767-8810  
Or email to: [preservation@austintexas.gov](mailto:preservation@austintexas.gov)

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Case Number: C14H-2021-0164

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: Nov 02, 2021, Zoning and Platting Commission  
Nov 18, 2021, City Council

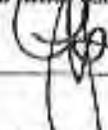
Georgie Barr

Your Name (please print)

I am in favor  
 I object

2603 Park View Dr

Your address(es) affected by this application (optional)



Signature

11/23/21

Date

Daytime Telephone: 512 466 4875

Comments: I object to historic designation  
& strongly support demolition.

Living in a former airconditioned village  
house that has since been demolished  
& rebuilt, I can personally see the value  
in rebuilds in this street neighborhood.

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

City of Austin, Housing & Planning Department

Attn: Steve Sadowsky

P. O. Box 1088

Austin, TX 78767-8810

Or email to: [preservation@austintexas.gov](mailto:preservation@austintexas.gov)

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Case Number: C14H-2021-0164

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: Nov 02, 2021, Zoning and Platting Commission  
Nov 18, 2021, City Council

Richard L. Martin  
Your Name (please print)

I am in favor  
 I object

2501 Twin Oaks Dr  
Your address(es) affected by this application (optional)

Richard L. Martin 11-23-21  
Signature Date

Daytime Telephone: 512 452 1477

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If you use this form to comment, it may be returned to:  
City of Austin, Housing & Planning Department  
Attn: Steve Sadowsky  
P. O. Box 1088  
Austin, TX 78767-8810  
Or email to: [preservation@austintexas.gov](mailto:preservation@austintexas.gov)

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Case Number: C14H-2021-0164

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: Nov 02, 2021, Zoning and Platting Commission  
Nov 18, 2021, City Council

Barbara Levesque

Your Name (please print)

I am in favor  
 I object

2507 Park View Dr.

Your address(es) affected by this application (optional)

Barbara Levesque

Signature

12/2/21  
Date

Daytime Telephone: 512-585-9299

Comments: A direct to historic designation  
and thereby support demolition.

If you use this form to comment, it may be returned to:  
City of Austin, Housing & Planning Department  
Attn: Steve Sadowsky  
P. O. Box 1088  
Austin, TX 78767-8810  
Or email to: [preservation@austintexas.gov](mailto:preservation@austintexas.gov)

**PUBLIC HEARING INFORMATION**

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Case Number: C-144-2021-0164  
Contact: Steve Sadovsky, 512-974-6454  
Public Hearing: Nov 02, 2021, Zoning and Platting Commission  
Nov 18, 2021, City Council

Jennifer Herpin  
*Your Name (please print)*  
6604 Daugherty St 78757  
 I am in favor  
 I object

*Your address (as reflected by this application response)*  
  
Signature  
11/23/2021  
Date

*Daytime Telephone*  
Comments: I object to historic designation and I strongly support demolition.

If you use this form to comment, it may be returned to:  
City of Austin, Housing & Planning Department  
Attn: Steve Sadovsky  
P.O. Box 1008  
Austin, TX 78761-8810  
Or email to: [street@cityofaustin.texas.gov](mailto:street@cityofaustin.texas.gov)

**PUBLIC HEARING INFORMATION**

This rezoning/zoning 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 agents 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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Case Number: CH11-2021-0164  
Contact: Steve Sadovskiy, 512-974-6154  
Public Hearing: Nov 02, 2021, Zoning and Planning Commission  
Nov 18, 2021, City Council

David Paul Herpin

6604 Daugherty St.

Signature

I am in favor  
 I object

11/23/2021  
Date

Daytime Telephone

Comments: I object to historic designation and I strongly support demolitions

If you lost this form/attachment, it may be returned to:  
City of Austin, Housing & Planning Department  
Attn: Steve Sadovskiy  
P.O. Box 1055  
Austin, TX 78767-8811  
Or email to: [preservation@austintexas.gov](mailto:preservation@austintexas.gov)

## PUBLIC HEARING INFORMATION

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Case Number: C14H-2021-0164

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: Nov 02, 2021, Zoning and Platting Commission  
Nov 18, 2021, City Council

Hannah Harris Haggard

Your Name (please print)

I am in favor  
 I object

2607 PARK VIEW DR / 78757

Your address(es) affected by this application (optional)

Johanna Harris Haggard 11/20/21

Signature

Date

Daytime Telephone: (205) 266-3884

Comments: I object to Historic Designation

+ fully support Demolition

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

City of Austin, Housing & Planning Department

Attn: Steve Sadowsky

P. O. Box 1088

Austin, TX 78767-8810

Or email to: [preservation@austintexas.gov](mailto:preservation@austintexas.gov)

## PUBLIC HEARING INFORMATION

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Case Number: C14H-2021-0164

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: Nov 02, 2021, Zoning and Platting Commission  
Nov 18, 2021, City Council

Azim Hajjar

Your Name (please print)

I am in favor  
 I object

2601 PARKVIEW DR / 78757

Your address(es) affected by this application (optional)

Azim Hajjar  
Signature

11/20/21  
Date

Daytime Telephone: \_\_\_\_\_

Comments: I object to Historic Designation  
& support Demolition.

If you use this form to comment, it may be returned to:  
City of Austin, Housing & Planning Department  
Attn: Steve Sadowsky  
P. O. Box 1088  
Austin, TX 78767-8810  
Or email to: [preservation@austintexas.gov](mailto:preservation@austintexas.gov)

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Case Number: C14H-2021-0164

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: Nov 02, 2021, Zoning and Platting Commission  
Nov 18, 2021, City Council

DAVID JACKSON ROCHA

Your Name (please print)

I am in favor  
 I object

16602 NASSCO DR 78757

Your address(es) affected by this application (optional)

D. Jackson Rocha

Signature

11/19/2021  
Date

Daytime Telephone: (512) 484-9258

Comments: I object to historic designation and  
strongly support demolition.

If you use this form to comment, it may be returned to:  
City of Austin, Housing & Planning Department  
Attn: Steve Sadowsky  
P. O. Box 1088  
Austin, TX 78767-8810  
Or email to: [preservation@austintexas.gov](mailto:preservation@austintexas.gov)

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Case Number: C14H-2021-0164

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: Nov 02, 2021, Zoning and Platting Commission  
Nov 18, 2021, City Council

Dominique J Levesque

Your Name (please print)

I am in favor  
 I object

2507 Park View Drive

Your address(es) affected by this application (optional)

Dominique Levesque 12.1.21

Signature

Date

Daytime Telephone: 512/633-1419

Comments: I object the proposal to rezone 2502 Park View as a historic and support demolition

If you use this form to comment, it may be returned to:  
City of Austin, Housing & Planning Department  
Attn: Steve Sadowsky  
P. O. Box 1088  
Austin, TX 78767-8810  
Or email to: [preservation@austintexas.gov](mailto:preservation@austintexas.gov)

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Case Number: C14E-2021-0164

Contact: Steve Sadowsky, 512-974-6434

Public Hearing: Nov 02, 2021, Zoning and Platting Commission  
Nov 18, 2021, City Council

Andrea Moyers

Your Name (please print)

I am in favor  
 I object

2506 Park View Drive

Your address(es) affected by this application (optional)

Andrea Moyers

Signature

12/5/2021  
Date

Daytime Telephone: (512) 905-5598

Comments: I object to the historic designation proposed for 2502 Park View Drive or any other Air Conditioned Village house.

If you use this form to comment, it may be returned to:  
City of Austin, Housing & Planning Department  
Attn: Steve Sadowsky  
P. O. Box 1088  
Austin, TX 78767-8810  
Or email to: [preservation@austintexas.gov](mailto:preservation@austintexas.gov)

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Case Number: C14H-2021-0164

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: Nov 02, 2021, Zoning and Platting Commission  
Nov 18, 2021, City Council

Doug Moyess

Your Name (please print)

I am in favor  
 I object

2506 Park View Drive

Your address(es) affected by this application (optional)

DMLHM

Signature

12/9/2021

Date

Daytime Telephone: (512) 586-8116

Comments:

If you use this form to comment, it may be returned to:  
City of Austin, Housing & Planning Department  
Attn: Steve Sadowsky  
P. O. Box 1088  
Austin, TX 78767-8810  
Or email to: [preservation@austintexas.gov](mailto:preservation@austintexas.gov)



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*Adopted by the Allandale Neighborhood Association December 1, 2021:*

Be it resolved that, whereas:

The house at 2502 Park View Drive is the most intact and most architecturally significant of the houses from the nationally recognized Austin Air-Conditioned Village, and

The house is a significant early work of architect Fred Day, who also designed a number of other well-known and highly regarded buildings in Austin, and

The Historic Landmark Commission voted unanimously in favor of its preservation through historic zoning, and

The house with its historical associations and its beauty is an asset to the Allandale neighborhood, and

A previous owner of the property presented a plan to renovate it in a way that would maintain its historical value, thus demonstrating the practicality of preserving it, therefore

The Allandale Neighborhood Association encourages the owner of 2502 Park View Drive not to have it demolished, but rather to renovate it in a way that will maintain its historical value, thereby preserving it for posterity.

Zoning and Platting Commission Members:

I have lived in Austin for decades and am writing to ask that you vote to support the zoning change of 2502 Park View Drive from SF-2 to SF-2-H, as the City's own staff recommends.

This property is part of the internationally renowned **Austin Air-Conditioned Village**. **2502 Park View Drive** is an early, outstanding example of Austin architect Fred Day's work. This property is the most architecturally significant home in the Air-Conditioned Village and City of Austin staff and its **Historic Landmark Commission strongly supports preservation**. The civic organizations Preservation Austin and MidTexMod have explained at length why allowing the current owner/developer to demolish this property would be a blow to the design community, not only in Austin but nationally and internationally.

Austin proclaims itself to be a recognized leader in green building. If this is truly the case, the argument is compelling for the Commission to find value in preserving a home that is an early study in innovative cooling design.

Thank You,

***Pam Rogers***

7604 Melville Cove  
Austin, Texas 78749  
Cell: (512) 968-6280

Hi! My name is Isabel Henderson and I'm a resident of Rosedale. I wanted to reach out about the proposed demolition of 2502 Park View Drive (**C14H-2021-0164**).

This house is part of Austin's Air Conditioned Village and should be preserved as a historic house. It's a unique example of midcentury architecture and represents an attempt to combine design with what was cutting-edge technology at the time (technology that contributed to the development of Austin, the state of Texas, and the Southwest).

It's been devastating to watch the houses in this neighborhood be demolished, one after the other. Sometimes it seems that there are entire blocks that are in the process of being razed and rebuilt. We have a responsibility to maintain unique historic homes (such as 2502 Park View Drive) in Austin—or we will regret not doing so, years down the line. If we don't, neighborhoods like Allandale will lose their history and charm, and start to look like any other overdeveloped, cookie-cutter neighborhood across America.

Razing 2502 Park View Drive would be a blow not only to the neighborhood but also to the design/architectural community and archive. I cannot encourage you enough to designate this house as a historic landmark, and prevent its destruction.

All the best,  
Isabel Henderson

Dear Commissioners,

I wholeheartedly support preserving this house (2502 Park View Dr. 7757) as a precious piece of Austin history and a neighborhood gem.

I have lived in this neighborhood for 29 years and have long admired this house for its striking mid-century aesthetic. Once I learned of its important past as a prototype for modern air conditioning I have valued it even more.

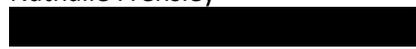
Please protect this important, though modest, piece of architecture and cultural history in Allandale.

Carla Penny  
2500 Albata Ave, Austin, TX 78757  
To the Commissioners of the Zoning and Platting Commission -

I am an Allandale Neighborhood Association Board member and chair the ANA's Zoning, Planning, and Land Use Committee. More importantly, I am an Austin resident and your neighbor. I'm writing you regarding item C14H-2021-0164 and to ask that you vote to support the zoning change of 2502 Park View from SF-2 to SF-2-H, as the City's own staff recommends.

What makes Austin a destination community is not an aggregation of real estate transactions – including this proposed demolition -- but also our unique social community and its historical icons. The Air-Conditioned Village's 2502 is such an icon and contributes to what makes Allandale a historically significant neighborhood. The Air-Conditioned Village was built to pilot new air conditioning technology in the 1950s. Besides the mechanics, the Air-Conditioned Village homes also showcased architectural design and construction practices to preserve and retain the chilled air. Those practices today are studied and applied in sustainable architecture. The Zoning and Platting Commission December 7<sup>th</sup> meeting takes place only a month after the Glasgow Climate Summit. Voting against rezoning such an environmentally relevant icon to SF-2-H would be ironic.

Sincerely,

Nathalie Frensley  


To the members of the Zoning and Platting Commission:

I support the preservation of the house at 2502 Park View Drive. The house is a beautiful example of the domestic architecture of the mid-twentieth-century, by a well-known Austin architect, and has significant historic value as a surviving element of the Austin Air Conditioned Village.

My wife and I have enjoyed seeing the house on our walks around the neighborhood, and very much appreciated the tour of the Air Conditioned Village offered by MidTexMod a few years ago.

I concur with the more detailed justification found in the [letter of June 16, 2020, from Elizabeth Porterfield of MidTexMod](#) to the Historic Landmark Commission.

Please vote for the preservation of 2502 Park View Drive.

Thanks for your kind attention.

John Tate  
2502 Albata Avenue  
Austin, Texas 78757  
Council District 7

Please do not allow demolition of the house at 2502 Park View Dr., and designate it as a Local Historic Landmark. As part of the Austin Air-Conditioned Village and designed by Fred Day, this house is an important example of mid-century modern and passive house architecture that deserves to be preserved.

Regards,  
Susan Nayak  
Austin, TX 78756

Dear Members of the Zoning and Platting Commission,

Fred Day graduated from University of Texas at Austin in 1950 with a degree in Architecture. In 1954, a home he designed was included as part of a national study with international consequences, the Austin Air-Conditioned Village experiment. The home is now a prized architectural example of Mid-century Modern style. It stands at 2502 Park View Drive. Showcased is not only Fred Day's masterful architectural vision, described as unique and spirited, but also the elements of the organic architecture of Frank Lloyd Wright.

The unique home in which my parents lived for 60 years, was their pride and joy. It caught the attention of many passersby who would summon their courage to ask for a tour of the house's interior. They were never disappointed because the interior also was exciting.

What makes this house so noticeable? Why does it evoke such powerful positive feelings? It is because Fred Day created harmony from disparate elements: planes lines, angles, positive and negative space, asymmetry, and mixed materials. From complexity, there emerged a tantalizing form of “**Art**-chitecture.”

Consider the brick work. No two walls or lines are the same height, but because they begin past the left side of the house and extend past the right side, they create a uniting theme. Consider also the color scheme of yellow and grey. This color combination is introduced in the square panels on the front of the home. It continues into the bathrooms where the counters are made of inlaid one-inch-square yellow tiles. The walls are made of inlaid one-inch-square grey tiles. This color scheme ends outside on the tall, alternating yellow and grey privacy panels enclosing the oversized back patio and the large surrounding grass area. They were clearly visible through the back glass walls of the living room.

Elements of form-following-function can be seen through the interior and exterior of the home. An example is the atrium, which graces the front patio roof. It provides sunlight for the plants and kitchen, and allows additional breeze to the front patio. However, even Fred Day could not imagine its comedic touch. An errant peacock flew to the atrium to observe people below.

Recently, after my parents passed away, we had a garage sale. We were thrilled to see a troop of neighbors walking from the west end of Park View, to our sale at the east end. But they did not come to buy. They came to talk serious business, and to have their voices heard. They came armed with blueprints of homes in the Air-Conditioned Village, original books giving the specifications of the air conditioning and they brought formidable knowledge of Fred Day. These peoples' homes were not included in the Air-Conditioned Village but they still had 65-year-old artifacts, passed down from one homeowner to the next. They had witnessed something important. They wanted to be heard. They wanted to see the home preserved. They said this repeatedly, and this was their main message.

With each decision we make, we create our legacy. Will we demolish 2502 Park View Drive, leaving future generations to wonder, what were they thinking? Or will we be thanked by them for preserving this wonderful architectural and historical home? What will be our legacy?

Thank you for your time and consideration.

Respectfully,

Sheryl Kelly Ginsburgh, Ph.D.

Hello Mr. Rivera,

I will be speaking tomorrow at the hearing for ZAP but wanted to submit my written comments just in case. Thanks so much!

Kelly

Hello, my name is Kelly Savedra and I support the preservation of the property at 2502 Park View Drive.

My family and I live down the street from 2502 Park View Drive in a house that is very similar, located at 2710 Park View. These two houses share the same floor plan, square footage, and mid-century modern design, and they are the same age. They differ in some design details and materials, but the biggest difference is that the house at 2502 was built as part of the historic Austin Air Conditioned Village, and ours was not. While ours has some of the same architectural value, 2502 was created by Fred Day as part of the Air Conditioned Village, so it has the historical and community value that ours does not.

We have been here since 2005 and after moving into this house have raised two children now 14 and 10 years old. We fell in love with this house the moment we saw it because the architecture has such a unique and beautiful design. The house needed a lot of work but we were willing to put in the money and time to keep the bones of this house in tact. Even before we were able to remodel almost every person who visited our house said how marvelous it was. From the magnificent natural light gained by all the windows to the open layout that was so treasured in mid century modern houses.

Eventually, through a mutual acquaintance, a couple came over who are architects specializing in mid century preservation and design. They told us that they believed our house to be one of the best examples of a true mid century modern house that they had seen in Austin. They told us to call them first, when we decided to do any remodeling to the house. Years later we did just that, and they were able to help us update the house while keeping it true to its mid century design. Now we love this house even more. It is still the same house, but with new windows, siding and an HVAC system to make it

energy efficient. The clean lines that already existed in the original design are accentuated beautifully with our updated kitchen and the openness though out the home. We didn't add on to this house or knock down any walls, we just let the beauty of the house shine through.

I tell you all this because if these things are true of our house they can be true of 2502 Park View as well. We happily raised a family with two children here, we love having people over to see our beautiful and unique house. 2502 Park View has even more reason to be preserved, because it was part of the air-conditioned village.

I think it would be a disgrace to tear down this wonderful piece of history. We bought in this neighborhood because we loved its character and charm. This house is a prime example of how this neighborhood started. I have seen it argued that a house this size isn't suitable for families anymore. Well, I can tell you we are living proof that this is simply not true. Believe it or not some people do still like to have a yard for their children to run in, and we have never found our house to be too small for our needs as a family of four, even with our children in their teenage years.

The Historical Landmark Commission states that properties must meet two criteria for landmark designation, three makes an even stronger case, like a sturdy three-legged stool. While my home has the architectural merit it lacks the other criteria needed to be deemed historical, only one leg to stand on. 2502 has outstanding architectural, historical and community value, a sturdy three-legged stool that you can rest your reputation on.

Please preserve this marvelous piece of Allendale history, there aren't very many of these gems left to save.

Thank you for your time and consideration.

Madam Chair & Commissioners,

I respectfully urge you to support the recommendation of staff and the Historic Landmark Commission for historic zoning for the 'Chrysler Air Temp' house at 2502 Park View Drive.

There is no question of the historic merit of the Air Conditioned Village -- these 22 Allendale homes served as the proving ground for the modern era of central air conditioning, and in so doing they shaped the future residential development of much of the United States -- and the Chrysler Air Temp house at 2502 Park View Drive is considered the best example remaining.

While we often think of historic properties as grand or majestic in nature, or associated with wealthy or powerful individuals, this is an opportunity to recognize the value of a unique mid-century property built for middle class homeowners. As a city that prides itself as being special and unique, and as cultivating innovation and technology, it is fitting to preserve the history of this property.

On a personal note, thank you for your service on the Commission. I served six years on ZAP and, while I very much enjoyed the opportunity to serve the community, I recognize that it is a significant commitment, not only for yourself but your family as well. Thanks for giving your time and talent to better our city.

Please let me know if I may answer any questions or provide additional materials.

Sincerely,

John Donisi  
2220 Parkway  
Austin, TX 78703

Commissioners,

I am writing for myself – I support full historic recognition and designation for 2502 Park View.

2502 Park View was one of the experimental houses in The Air Conditioned Village, used to determine how residences could/should be air-conditioned. The experiment was to try various ways to install air conditioning, to try different A/C designs, to study how to move the cold air, how to preserve the cool during summer heat, to determine what life effects it would have, to measure the electricity used to cool the houses - A/C was a change that resulted in housing booms in hot climate. It made business in the South attractive.

The Air Conditioned Village was a joint project of the National Association of Homebuilders, and the University of Texas. It was similar to SEMATECH the semiconductor consortium that Admiral Inman initiated here in Austin in 1987, but without the government funding. Various potential competitors could work on common problems, to advance technology, avoiding concerns of improper collusion.

In 1950s major population centers were in the North. There, houses have basements because the foundation must be deep, below the freeze line. Furnaces were put in the basement, and in some of them ducts in the basement directed the hot air to the various rooms; some sent heat via steam pipes to the various rooms for radiators.

Also, in the North, attics are extra rooms, where odd stuff is stored. In the South, attics are ovens. In the South freezing ground isn't a problem, so houses have slab foundations or short piers. The AC Village would 'investigate' various ways to place equipment, investigate how to move heat, to determine what redesign would improve that. It was to show the practicality of air-conditioned living.

In 1950, air conditioners used ammonia as the chemical to move heat from the cooling evaporator to the condenser. Liquid ammonia expands and vaporizes as it is released into cooling coils. The heat of vaporization required to change from liquid stage to vapor is taken from the coils and the air that blows over them; they become cool. The ammonia, now a gas is sucked out to a compressor, where during compression, the same amount of heat is released to coils making them hot. When they are cooled, the ammonia becomes a liquid, repeating the cycle. Using ammonia, the coils at the compressor must give such a temperature change that a water cooling tower is needed.

One of the results of the AC Village was to redesign the air conditioners to use a different chemical, to replace ammonia. Some of the air conditioning manufacturers

looked for an 'inert' chemical with suitable heat of vaporization, and pressure state curves. They found what we call Freon. It was a laboratory curiosity first compounded in a lab by DuPont in the 1930s. The AC Village got some of it put into production to test as that replacement. The 'new' Freon was successful. If it leaked it wasn't corrosive and didn't injure people who were in the cloud. And, it didn't require a water-chilling tower to re-condense – a fan blowing outside temperature air across the coils could cool it for the next cycle. The house at 2502 Park View is one of those houses – Chrysler Air-Temp started making units using Freon.

The follow up to this redesign was further massive changes in society. The manufacturers made compact units with the coils on the two ends of a box – 'window' air conditioning units. Mount the box in a window, plug it in, and cool air comes out the grill inside the room, and hot air blows out the outside grill. This allowed AC to be added to existing multi-story buildings that didn't have space for adding ductwork – all the outside offices, those with windows, could be cooled.

Then, by about 1957 you got air conditioners in cars. If you already had a car you could get an add-on with the cool air grill sitting on the hump next to the gear shift.

Another big change that happened at the village was with thermal insulation. How to keep the cool-inside from being heated by the hot-outside. Through the 1940s the material used for thermal insulation was asbestos. It is a natural material that was mined, and then made into shaped ceramics, or into various 'wool' forms. The 'wool' was used for insulation of hot water heaters, for steam pipes, for furnaces, and was beginning to be used as roof insulation in houses.

In the 1930s the way to make glass fibers was developed. A jet of air is blown onto a pool of molten glass, and that will blow up a drop of glass; it is caught and the trailing thread is rolled onto a spindle. As it rolls up, long glass threads are made. During WW-II the glass threads were woven into strong fabric for various applications. The plastics needed to make things like molded boat hulls with the fiber cloth encapsulated for strength were not developed during the war. Small boats were plywood.

But, during the time of the AC Village, manufacturers substituted fiberglass for asbestos to make insulation for walls and ceilings. They insulated ducts carrying conditioned air to various rooms.

The changes triggered by the AC Village were not just physical engineering and architectural things; they were also policy and finance. The Austin A/C Village facilitated the adoption of residential air conditioning by proving that it could be installed and operated in well-built houses at a reasonable cost, which influenced the loan policies of the Federal Housing Administration (FHA), the Veterans Administration (VA), and other lending institutions. Officials from both FHA and VA

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attended the 'opening' of the project. At the end of the project, you could get a subsidized loan on an air-conditioned house.

All the 'How-To' for domestic central air-conditioning was worked out in the different designs of The Air-Conditioned Village. The work confirmed that there would be a residential market, so technology was invented and improved. Freon became dominant, replacing ammonia. The 'experimental' houses became part of the neighborhood – families lived there and kept them.

That's what you're being asked to preserve. This house, its purpose, and its past are what you are asked preserve. The houses of the Village are Historical. The houses are icons of a past time. They are like cameras from 1860s, like working steam locomotives from 1880s, like preserved 1907 airplanes, like Edison recordings, like transistorized computers from late 1950s. Cameras, and locomotives, and airplanes, and recordings, and computers can be kept in museums. A village is its' own museum, if you preserve it.

Do your duty; protect this house. It is not like any 1860's camera, it is like Mathew Brady's camera that photographed the Civil War.

2502 Park View documents the changes that made the 'New South' possible, air conditioning and how to use it in residences.

Thank You –

Joe Reynolds  


Commissioners, I am writing for myself. I'm addressing the false idea that making something 'Historic' makes it more expensive.

#### Importance of Affordable Housing

Most Austin residents need 'affordable' housing. The median price is too high. This means that both monthly rental and monthly mortgage payments consume too much of family income. The median price numbers are skewed by new construction, so one approach is to preserve older places as livable space. The older units reflect the building patterns of yesteryear. Most are small single family houses developed at the end of World War II when the veterans got housing benefits. (I will relate my personal story at the end. When I was 3yrs old, my family of 7 moved into a 700sqft house in a housing project on the West City Limit of Dallas.)

#### Impact of Historic Designation

Historic designation is an impediment to scraping a perfectly good, affordable, house into dumpsters and the landfill. A Historic house may have some limits on any changes to its 'street appearance', but it remains viable as a residence and be maintainable. It's a great place for kids and pets.

Historic designation reduces bidding by foreign and corporate buyers when the house is for sale. They want a clear path to getting the most money quickly. They bid up prices, preventing individuals and families from having access to the lower price of existing housing.

Historic designation deters even local serial demolishers, who force individuals and families out of the market. They want to build new and big. But, any new place is much more expensive than older existing residences. Pflugerville Palaces are \$\$\$\$.

If Historic Zoning is denied, 2502 Park View will not remain affordable.

#### Importance of Preserving Culture

Families and communities need experiences of the past to provide stability into the future. Without the heritage each youngster and family must rediscover for themselves ways to approach social and personal problems. Without the cultural surrounding, key community institutions, like churches and social clubs, will fail. Then neighbor-neighbor support fails too.

#### Impact of New Development Destructive

I was very active during the ICRC redistricting of Council Districts. I went to most of the meetings. The loss of traditional 'place' was evident in the new Census data. The racial change of the residents is complete and was precipitous. Areas formerly supporting racial opportunity voting were no longer applicable. Many new housing blocks were permitted with a percentage of 'affordable' units, but the building caused an exodus, and removed the existing affordable housing.

Gentrification from new development caused an almost complete loss of local, traditional culture. Going 'home' for holiday is now mostly 'going nowhere'.

When the traditional residents were displaced, those families lost a source of family wealth. Many went from owning homes to renting, from benefitting from rising property value, to being subject to increased monthly rental. Personal ownership of a house as an asset is replaced by corporate ownership, and by monthly fees adversely impacting budgets.

### My Story of Affordable Housing

I was born at the beginning of WW-II in a house in Dallas that my folks rented. I have visual memories of the house and of a few events. The house is still in use today and roughly the same as in 1941, with a garage being altered. The neighborhood is still intact.

The summer I was 3 yrs. our family moved into a War Housing Project called Dallas Park that was on the west city limit of Dallas, bordered on the North by the Ft.Worth Highway, and on the South by the small town of Cockrell Hill. That year my grandmother was widowed and she moved in with us. The family was Mom, Dad, 4 kids, and Grandmother; 7 of us. And the house in Dallas Park was 700sq ft, 2-bedroom, with a small 6,000sqft lot. Next to us was a duplex, each side 700sq ft.; and there were some two story apartments with 4 units. 300 families in Dallas Park.

There was a maintenance shed that loaned out equipment like lawnmowers, and one of our summer chores was pushing it around to cut the grass. The families became a community. Kids (when chore-free) were on their own; after breakfast you went out to find friends and keep yourself occupied. Lunch was at whoever's house you were at around noon – I'm sure that there were phone calls "They're here and I'll feed 'em." It was a party-line phone so conversations were not private. The rule was to be home by supper.

The group of us kids grew up together, and 75 years later we still keep contact. Grade school, Jr.High, High School, the home room never seemed to change. There were problem kids, but only a few. One stabbed his mother, one went to prison as a habitual criminal. Others became lawyers, one was a founder of Six Flags, one was important in 'Freeze Machines' that are the basis of frozen margaritas, one had an airplane parts business; many stories.

A few years after the war ended, about 1950 or so, the residents could buy their places and stay on. Most did. My folks did. I don't know the price. Rent had been \$20, and the mortgage was something my folks could afford. They stayed in the house until they died in the mid to late 1980s. The house was worth about \$40,000. In 1979 my wife and I bought our house here in Austin, on 49<sup>th</sup> St for \$67,000.

**Historic Designation Supports Affordable Housing  
Case C14H-2021-0164  
2502 Park View**

**Joe Reynolds  
2611 West 49<sup>th</sup> St  
Member Allandale Zoning Committee**

Dallas Park is still a vibrant community; it's Latino now. The food in Cockrell Hill is great. The families know each other, and their relationships seem similar to my childhood. I visit there, mostly to check on the old house. The place hasn't been scraped to put in apartment blocks. There are apartments, but they were built on vacant land while my folks still lived. No one displaced, just more folks.

And, while the house owners gain value as the real estate increases, no one is pushed by rising rents. Mortgages usually are fixed payments. Dallas Park is still Affordable Housing.

## Brummett, Elizabeth

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**From:** Annie Compton [REDACTED]  
**Sent:** Saturday, January 22, 2022 4:09 PM  
**To:** Nadia.Ramirez@austintexas.gov; Smith, Hank - BC; Kiolbassa, Jolene - BC; King, David - BC; Bray, Timothy - BC; Greenberg, Betsy - BC; Denkler, Ann - BC; Boone, Scott - BC  
**Cc:** Rivera, Andrew; Brummett, Elizabeth  
**Subject:** Please support Historic Zoning for 2502 Park View Drive (C14H-2021-0164)

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

Dear Members of the Zoning and Platting Commission,

I live near 2502 Park View Drive and enjoy taking visitors by this house, recounting its seminal role in early active and passive energy-efficient design.

The "Chrysler Air Temp" house at 2502 Park View Drive is the most architecturally-significant home in the nationally-renowned Austin Air-Conditioned Village. It is also, according to a long-time member of the Historic Landmark Commission, one of the best local Mid-century Modern homes that has been reviewed by the commission.

Our forward-thinking city, a leader in green building, should preserve this striking home. **It is a living example of that ground breaking study in the application and implementation of energy-efficient cooling design.** The study had and continues to have an enormous impact on the design, manufacture and marketing of housing nationally.

This unique AC Village home and its fellow "villagers" placed our neighborhood, and our city the forefront of modern design.

Please vote to preserve this important part of Austin's heritage.

Thank you.

Sincerely,

Dorothy Ann Compton



## TRAVIS COUNTY HISTORICAL COMMISSION

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Austin, Texas

January 28, 2022

To: City of Austin Zoning and Platting, # C14H-2021-0164

The Travis County Historical Commission would like to support historic zoning for the property located at 2502 Park View Drive, Austin. This property is part of Allandale's Air Conditioned Village, a 1954 era development meant to highlight the use and appeal of central air conditioning for middle income housing. It was the first of its kind, worldwide, and used by homebuilders and University of Texas scientists to assess the effectiveness of the systems along with associated features such as site orientation, landscaping, paint and overhangs.

The house maintains its integrity and historical significance and deserves protection and future interpretation. It was designed by local architect Fred Day and meets the criteria for historic zoning under the current code for architecture, historical association and community value. The current demolition request would destroy one of the few remaining Air Conditioned Village properties and leave Austin without this important historical asset. We join other preservation organizations including Preservation Austin and Mid Tex Mod in requesting that a demolition permit not be approved and that the site be awarded historic zoning.

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Respectfully,

James Robert "Bob" Ward  
Chair  
Travis County Historical Commission

I support full Historic Recognition and Designation for 2502 Park View.

2502 Park View was one of the experimental houses in The Air Conditioned Village, used to determine how residences could/should be air-conditioned. The experiment was to try various ways to install air conditioning, try different A/C designs, study how to distribute the cold air, how to prevent the summer heat from coming in, to measure the electricity used to cool the houses, to determine what life effects the cooling would have.

The A/C Village was a joint project of the National Association of Homebuilders, and the University of Texas. It was similar to SEMATECH, the semiconductor consortium that Admiral Inman initiated here in Austin in 1987.

In 1950s major population centers were in the North. There, houses have basements because the foundation must be deep, below the freeze line. Furnaces were put in the basement, and in some of them ducts in the basement directed the hot air to the various rooms; some sent heat via steam pipes to the various rooms for radiators.

Also, in the North, attics are extra rooms, where odd stuff is stored. In the South, attics are ovens. In the South freezing ground isn't a problem, so houses have slab foundations or short piers. The AC Village would 'investigate' various ways to place equipment, investigate how to distribute conditioned air, to determine what redesign would improve that. It was to show the practicality of air-conditioned living.

Before 1950, air conditioners used ammonia as the chemical to move heat from the cooling evaporator to the condenser. Liquid ammonia expands and vaporizes as it is

released into cooling coils. The heat of vaporization required to change from liquid stage to vapor is taken from the coils, and thus from the air that blows over them; the air is cooled. The ammonia, now a gas is sucked thru piping to a compressor, where, during compression, that same heat is released to a second set of coils making them hot. When those are cooled, the ammonia again becomes a liquid, repeating the cycle. Using ammonia, the coils at the compressor must give such a temperature change that a water cooling tower is needed.

One of the results of the AC Village was to redesign the air conditioners to use a different chemical, replacing ammonia. Some of the air conditioning manufacturers looked for an 'inert' chemical with suitable heat of vaporization, and pressure state curves. They found what we call Freon. It was a laboratory curiosity first compounded by DuPont in the 1930s. The A/C Village got some of it put into production to test as the ammonia replacement. The 'new' Freon was successful. If it leaked it wasn't corrosive and didn't injure people who were in the cloud. And, it didn't require a water-chilling tower to re-condense – a fan blowing out-door temperature air across the coils could cool it for the next cycle. The house at 2502 Park View is one of those houses – Chrysler Air-Temp started making units using Freon.

In the A/C Village ducts carried the cool air to the various rooms. That allowed for a single blower and one set of cooling coils, making things cheaper. The design recycled the inside air, re-cooling it with the single blower. This required that the architects provide for the ducts. But, existing buildings likely didn't have space for the ducts. The equivalent of steam radiators for air conditioning wasn't feasible or cost effective in the '50s.

The follow up to this redesign, was further massive changes in society outside the project. The manufacturers soon made compact units with evaporator and condenser coils on the two ends of a box – 'window' air conditioning units. Mount

the box in a window, plug it in, and cool air comes out the grill inside the room, and hot air blows out the outside grill. No ducts. Then, by about 1957 you got air conditioners in cars.

Another big change that happened at the village was with thermal insulation. How to keep the cool-inside from being ruined by the hot-outside. Through the 1940s the material used for thermal insulation was asbestos. Asbestos 'wool' was used for insulation of hot water heaters, for steam pipes, for furnaces, and was beginning to be used as roof insulation in houses.

In the 1930s a way to make glass fibers was developed. A jet of air is blown onto a pool of molten glass, and that will blow up a drop of glass; it is caught and the trailing thread is rolled onto a spindle. As it rolls up, long glass threads are made. During WW-II the glass threads were woven into strong fabric for various applications.

During the time of the AC Village, manufacturers substituted fiberglass fibers for asbestos to make insulation. They insulated the ducts carrying cooled air to various rooms. Soon they insulated the walls and ceilings too.

The changes triggered by the AC Village were not just physical engineering and architectural things; they were also policy and finance. The success of the A/C Village influenced the loan policies of the Federal Housing Administration (FHA), the Veterans Administration (VA), and other lending institutions. Officials from both FHA and VA attended the 'opening' of the project. At its end, you could get a subsidized loan on an air-conditioned house.

The A/C Village confirmed that there would be a residential market, so technology was invented and improved. Freon became dominant, replacing ammonia. The

'experimental' houses became part of the neighborhood – families lived there and kept them.

Recently Austin Energy held a session about changes in their Green Building program. The basic energy building code has been updated. And, the changes address similar issues as the Air Conditioned Village, where ducts are placed and how they are insulated; what sorts of wall and ceiling insulation are placed and where. It was a significant list of updates to the Standard, and the Air Conditioned Village was the clear forerunner of this contemporary active program.

That's what you're being asked to preserve. This house, its purpose, and its past are what you are asked preserve. The houses of the Village are Historical. The houses are icons of a past time that led to the future. They are like cameras from 1860s, like working steam locomotives from 1880s, like preserved 1909 airplanes, like Edison recordings, like transistorized computers from late 1950s.

Cameras, locomotives, airplanes, recordings, and computers can be kept in museums. A village is its' own museum, if you preserve it.

Do your duty; protect this house. 2502 Park View is not like just any 1860's camera, it is like Mathew Brady's camera that photographed the Civil War.

2502 Park View must be protected. It documents the changes that made the 'New South' possible -- air conditioning and how to use it in residences.

Joe Reynolds  
J

## Brummett, Elizabeth

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**From:** John Tate [REDACTED]  
**Sent:** Sunday, January 30, 2022 5:37 PM  
**To:** Ramirez, Nadia - BC; Smith, Hank - BC; Kiolbassa, Jolene - BC; King, David - BC; Bray, Timothy - BC; Greenberg, Betsy - BC; Denkler, Ann - BC; Acosta, Cesar - BC; Woody, Roy - BC; Thompson, Carrie - BC; Boone, Scott - BC  
**Cc:** Brummett, Elizabeth; Rivera, Andrew  
**Subject:** Case C14H-2021-0164, 2502 Park View Drive, favoring preservation

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

To the members of the Zoning and Platting Commission:

I'm a member of the Board of Directors of the Allandale Neighborhood Association, writing today on my own behalf and not for the Association. However, I will also take this opportunity to inform you of a recent action of the Board. I support preservation of 2502 Park View Avenue, on the grounds of its historic value.

My wife and I have long enjoyed seeing the house on walks around the neighborhood, and we appreciated the tour of the Air Conditioned Village organized by MidTexMod a few years ago. It's rewarding to know something of the history of one's neighborhood.

Construction of the Air Conditioned Village began in 1953. All 22 homes had central air conditioning equipment furnished by a variety of manufacturers. Rather than being named for their original owners like the Scarborough House and similar grand mansions, these houses were named for their air conditioners. 2502 Park View Avenue was called the Chrysler Air-Temp House. In addition to central air, the houses had ventilation in attics, kitchens, and bathrooms, windows positioned to avoid strong sun, insulated walls, and roofs with overhangs and carports to create more shade.

Energy-efficient features specific to this house include its south-facing orientation, the low-pitched roof with four-foot overhangs, clerestory windows with heat-absorbing glass to reduce heat load, and a large carport to the southwest. Even back then, Austin was a leader in green building!

Starting in 1954, the homes and the families living in them were part of a year-long study of the technical, economic, and social aspects of air conditioning in smaller homes. This study encouraged the adoption of air conditioning in such homes, and it influenced the loan policies of FHA and other lenders to make it easier for people of modest means to purchase a home with air conditioning.

Many in Allandale appreciate the history of the neighborhood, and hope some of its material aspects will be preserved. This past December, the Board of Directors of the Allandale Neighborhood Association passed a resolution recognizing 2502 Park View Avenue as an asset to the neighborhood because of its history, and encouraging the owner not to demolish it, but to renovate it in a way that will preserve its historical value. We sent the resolution to the owner with a letter offering to facilitate a solution that meets everyone's objectives.

The neighborhood association has not taken a position on the historic zoning request before the city, nor has it taken a position on the previous application for a national historic district for the Air Conditioned Village, or on any of the other houses that would have been included in the district.

Thanks very much for considering the historic value of this house.

John Tate  
2502 Albata Avenue  
Council District 7

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## Brummett, Elizabeth

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**From:** Robert E Mace [REDACTED]  
**Sent:** Sunday, January 30, 2022 9:14 PM  
**To:** Robert Mace  
**Cc:** Rivera, Andrew; Brummett, Elizabeth  
**Subject:** 2502 Park View

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

Dear Commissioners (I bcc'd y'all since there may be rules against me including you all in the To: line):

I am writing in support of preserving the house at 2502 Park View. This house is part of the Austin Air-Conditioned Village but is also, in my opinion, one the best examples of Mid-Century Modern architecture in Allandale. The low-slanting roof, de Stijl facade, Miesian brickwork, and the peek-a-boo, mid-volume roof window, and clerestory windows all scream Atomic Age architecture at its best. The house is nearly in its original condition and is still as far-sighted and progressive today as it was back in the 1950s.

Allandale is more and more coming under the bulldozer blade, losing the original character of the neighborhood. Many places, arguably, need to be (and will be) scraped, but 2502 Park View is inspired MCM architecture, something that is in high demand these days, especially by the culturally aware that more and more occupy our streets.

Please help us protect and save this house.

-Robert Mace  
6909 Daugherty Street

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## Brummett, Elizabeth

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**From:** Kevin Smith [REDACTED]  
**Sent:** Monday, January 31, 2022 11:07 AM  
**To:** Ramirez, Nadia - BC; Smith, Hank - BC; Kiolbassa, Jolene - BC; King, David - BC; Bray, Timothy - BC; Greenberg, Betsy - BC; Denkler, Ann - BC; Acosta, Cesar - BC; Woody, Roy - BC; Thompson, Carrie - BC; Boone, Scott - BC  
**Cc:** Rivera, Andrew; Brummett, Elizabeth  
**Subject:** 2502 Park View Dr

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

My name is Kevin Smith, and I live adjacent to 2502 Park View Dr.

I favor and agree with the broad coalition of academic, governmental, non-profit, and preservation institutions (such as UT-Austin, The Texas Historical Commission, the City of Austin's Historic Preservation Office, the Allandale Neighborhood Association, Preservation Austin, and Mid Tex Mod). In addition, over 520 Austinites and approximately 180 of my Allandale neighbors (residents of the Allandale's zip codes) agree with the home's historical nature. Indeed, I am not alone in believing that 2502 Park View Dr is a landmark home worth saving.

To me, without a doubt, the architecture of this home is an excellent example of mid-century modern architecture. In addition, knowing that the house was designed by local Austin architect Fred Day (who designed other notable local commercial and civic buildings), with unique architectural features to 2502 Park View Dr, further informs me of its architectural significance.

Lastly, as others have spoken about, this home is the best-preserved example of Austin's Air Conditioned Village. With the technical data provided by Austin's Air Conditioned Village experiment, the Federal Housing Administration (FHA) amended its home loan requirements to allow for homebuyers of modest means to qualify for a loan on a home that contained central air-conditioning. For it is my understanding that at this time, the requirements to purchase a home with central air-conditioning precluded most middle-income homebuyers!

As is continuously mentioned in public testimony, I would like to address the misconception that I am the only homeowner of an Air Conditioned Village home that supported the effort to list Austin's Air Conditioned Village on the National Register of Historic Places. In reality, I am only one of the approximately 30% who supported the nomination. Even if the nomination had passed, as the National Park Service clearly stated, it would not have prevented a potential demolition of this home.

As I realize there is a potential increased monetary cost in partially versus completely demolishing the home, I have been a constant advocate for the partial-demolition strategy. The Historic Landmark Commission's Architectural Review Committee worked with a previous owner on such a strategy. As a result, the previous owner agreed to preserve the existing home's front, right, and roofline while allowing for a rather substantial addition. Also, I would encourage the applicant and his agents to work with City staff to maximize the addition size as the development code allows City staff to grant greater entitlements than those found in the code.

I view this as an excellent compromise and one that allows the property owner's developer to create a unique one-of-a-kind showcase home that preserves and highlights the pre-existing architectural qualities and allows for a substantial addition to deliver the greater square footage.

Kindest Regards,

Kevin

**From:** Myers, Terri - BC <[bc-Terri.Myers@austintexas.gov](mailto:bc-Terri.Myers@austintexas.gov)>

**Sent:** Monday, January 31, 2022 11:47 AM

**To:** Greenberg, Betsy - BC <[bc-Betsy.Greenberg@austintexas.gov](mailto:bc-Betsy.Greenberg@austintexas.gov)>

**Subject:** Re: Rezoning Case Number C14H-2021-0164 (Council District 7), concerning property at 2502 Park View Drive, Austin, TX 78757; Notice of Owner's Rights Under Issued Demolition Permit and Demand for Dismissal of Rezoning Application Number 2021-157316

Ms. Greenberg,

I have reviewed the letter and exhibits sent to the city regarding a demolition permit for 2502 Park View Drive. The current owner's attorney stated that they had a demolition permit for the building from an email from the Preservation Officer, Steve Sadowsky, but he later "changed his mind," and told them that they DID need to go to the Landmark Commission for review. It is clear from Exhibit A that the Preservation Officer thought they were talking about a different building, saw his error, and emailed the owner only four hours after his initial email (both on June 14, 2021) to let them know they would need to go to the HLC because they were asking for a full demolition, not renovation, and that required HLC review.

As to the claim that the HLC based its decision to initiate and recommend landmark status for the house at its July 26 and August 23, 2021 meetings on our interpretation of the word "integrity," yes we did, but our interpretation is based on our many years of professional expertise in documenting and assessing the significance of historic resources. The commission has three preservation architects, four architectural historians, and an engineer, all of whom agreed that the house at 2502 Park View Drive meets the criteria in the areas of architecture, historic associations, and community value for designation as an official City of Austin Historic Landmark. We came to this conclusion several years ago when the previous owner wanted to demolish the house (but then agreed to renovate it), and we remain committed to that evaluation.

Sincerely,

Terri Myers, Chairman  
Austin Historic Landmark Commission

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**From:** Greenberg, Betsy - BC <[bc-Betsy.Greenberg@austintexas.gov](mailto:bc-Betsy.Greenberg@austintexas.gov)>

**Sent:** Sunday, January 30, 2022 8:15 PM

**To:** Myers, Terri - BC <[bc-Terri.Myers@austintexas.gov](mailto:bc-Terri.Myers@austintexas.gov)>

**Subject:** Fw: Rezoning Case Number C14H-2021-0164 (Council District 7), concerning property at 2502 Park View Drive, Austin, TX 78757; Notice of Owner's Rights Under Issued Demolition Permit and Demand for Dismissal of Rezoning Application Number 2021-157316

### **Scheduled Meeting Disclosure Information:**

**Written disclosure is required by visitors when attending a scheduled meeting with a City Official regarding a municipal question for compensation on behalf of another person. Anyone scheduling or accepting a meeting invitation with a City Official must either acknowledge that the disclosure requirement does not apply or respond to the following survey:**

**<https://www.surveymonkey.com/r/BCVisitorLog>**

## Brummett, Elizabeth

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**From:** PAZ Preservation  
**Sent:** Tuesday, February 1, 2022 11:47 AM  
**To:** Brummett, Elizabeth  
**Subject:** FW: Case today - #C14H-2021-- 2502 Park View Drive

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

FYI

### Amber Allen

Planner II, Historic Preservation Office  
City of Austin – Housing & Planning Department

T: 512.974.3393

E: [Amber.Allen@austintexas.gov](mailto:Amber.Allen@austintexas.gov)

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**From:** Elaine Robbins [REDACTED]  
**Sent:** Tuesday, February 1, 2022 9:56 AM  
**To:** PAZ Preservation <Preservation@austintexas.gov>  
**Subject:** Case today - #C14H-2021-- 2502 Park View Drive

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

We are neighbors **in favor** of the rezoning request to historic.

Elaine Robbins and Victor Eijkhout  
2505 Addison Ave.

We favor this historic rezoning. We want to retain the historic character of Allandale, a neighborhood of 1950s ranch houses on large treed lots. Thank you for your effort to protect this ranch house, which I think is part of the original Air Conditioned Village. Please continue to stand up against developers' efforts to tear down these historic homes and build lots up and out with large single-family homes to maximize profits. Let's protect the character and fabric of this neighborhood. Thank you.

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## Brummett, Elizabeth

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**From:** Karen S [REDACTED]  
**Sent:** Sunday, February 20, 2022 6:29 PM  
**To:** Ramirez, Nadia - BC; Smith, Hank - BC; Kiolbassa, Jolene - BC; King, David - BC; Lonny.Stern@austintexas.gov; Greenberg, Betsy - BC; Denkler, Ann - BC; Acosta, Cesar - BC; Woody, Roy - BC; Thompson, Carrie - BC; Boone, Scott - BC  
**Cc:** Rivera, Andrew; Brummett, Elizabeth  
**Subject:** RE: C14H-2021-0164 and 2502 Park View Dr

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

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

Dear ZAP Commission Members,

Please DENY the demolition request for this property. It is an important piece of Austin history and should be designated an Historic Landmark. It is significant based on architecture, historical association, and community value.

Please don't let it be destroyed.

Thank you,  
Karen Saadeh  
4308 Avenue F  
Austin

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## Brummett, Elizabeth

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**From:** Isabel Henderson [REDACTED]  
**Sent:** Monday, February 21, 2022 9:21 AM  
**To:** Ramirez, Nadia - BC; Smith, Hank - BC; Kiolbassa, Jolene - BC; King, David - BC; BC-Lonny.Stern@austintexas.gov; Greenberg, Betsy - BC; Denkler, Ann - BC; Acosta, Cesar - BC; Woody, Roy - BC; Thompson, Carrie - BC; Boone, Scott - BC  
**Cc:** Rivera, Andrew; Brummett, Elizabeth  
**Subject:** File name C14H-2021-0164 - 2502 Park View Drive

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

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

Dear Commissioners,

My name is Isabel Henderson and I'm a resident of Rosedale. I wanted to reach out about the proposed demolition of 2502 Park View Drive (**C14H-2021-0164**).

This house is part of Austin's Air Conditioned Village and should be preserved as a historic house. It's a unique example of midcentury architecture and represents an attempt to combine design with what was cutting-edge technology at the time (technology that contributed to the development of Austin, the state of Texas, and the Southwest).

It's been devastating to watch the houses in this neighborhood be demolished, one after the other. Sometimes it seems that there are entire blocks that are in the process of being razed and rebuilt. We have a responsibility to maintain unique historic homes (such as 2502 Park View Drive) in Austin—or we will regret not doing so, years down the line. If we don't, neighborhoods like Allandale will lose their history and charm, and start to look like any other overdeveloped, cookie-cutter neighborhood across America.

Razing 2502 Park View Drive would be a blow not only to the neighborhood but also to the design/architectural community and archive. I cannot encourage you enough to designate this house as a historic landmark, and prevent its destruction.

All the best,  
Isabel Henderson

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## Brummett, Elizabeth

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**From:** [REDACTED]  
**Sent:** Tuesday, February 22, 2022 3:17 PM  
**To:** Ramirez, Nadia - BC; Smith, Hank - BC; Kiolbassa, Jolene - BC; King, David - BC; Lonny.Stern@austintexas.gov; Greenberg, Betsy - BC; Denkler, Ann - BC; Acosta, Cesar - BC; Woody, Roy - BC; Thompson, Carrie - BC; Boone, Scott - BC  
**Cc:** Mayor Adler; Pool, Leslie; Harper-Madison, Natasha; Fuentes, Vanessa; Renteria, Sabino; Vela, Jose "Chito"; Kitchen, Ann; Kelly, Mackenzie; Ellis, Paige; Tovo, Kathie; Alter, Alison; Rivera, Andrew; Brummett, Elizabeth  
**Subject:** ZAP # C14H-2021-0164 / Preserve 2502 Park View Dr

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

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Dear Chair Barrera-Ramirez, Vice-Chair Kiolbassa and Members of the Zoning and Platting Commission,

I join Preservation Austin, Mid Tex Mod, the Travis County Historical Commission, residents of Allandale neighborhood and others in expressing my support for the preservation of the exceptional and historically important home at 2502 Park View Drive. This home is considered the most architecturally significant example of the Austin Air-Conditioned Village, the 1950s project to gauge the feasibility and affordability of central air-conditioning and energy-efficient home design.

The Air-Conditioned Village was a first-of-its-kind study and changed the course of history for owners of moderately priced homes. Sponsored by the Austin Home Builders Association and major national air-conditioning manufacturers, and backed by the strength of University of Texas researchers, the experiment demonstrated the feasibility and affordability of air-conditioned houses. Results from the 1950s study influenced the FHA and other lenders to include the cost of AC equipment in home loans, making air-conditioned homes more widely available to homes beyond the luxury market.

Designed by lauded local architect Fred Day, the distinctive mid-century design of 2502 Park View Drive featured simple, clean lines with a nearly flat roof, wide overhanging eaves, exposed roof beams and passive cooling strategies. According to Mid Tex Mod in its letter to the Historic Landmark Commission, the home "retains a remarkably high degree of integrity of design, materials, workmanship, and feeling as the most

distinctive and intact original residence within the Austin Air-Conditioned Village development.”

City staff strongly recommends historic zoning for 2502 Park View, citing architecture, historical association, and community value; the Historic Landmark Commission voted unanimously to recommend it for Local Historic Landmark designation.

The Austin Air-Conditioned Village played a key role in establishing our city as an early leader in energy efficiency and technological innovation, design and construction. It offers a timely reminder of Austin’s ongoing ability to serve as a leader in supporting green building design and efficiency measures.

The home at 2502 Park View Drive is a notable part of our cultural and creative heritage. I urge you to vote to support the preservation of this architecturally important historical home of national significance.

Thank you,  
Mary Fero  
Allandale resident  
District 7

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## Brummett, Elizabeth

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**From:** Cynthia Keohane [REDACTED]  
**Sent:** Monday, February 28, 2022 7:02 PM  
**To:** Ramirez, Nadia - BC; Smith, Hank - BC; Kiolbassa, Jolene - BC; King, David - BC; Lonny.Stern@austintexas.gov; Greenberg, Betsy - BC; Denkler, Ann - BC; Acosta, Cesar - BC; Woody, Roy - BC; Thompson, Carrie - BC; Boone, Scott - BC  
**Cc:** Brummett, Elizabeth; Rivera, Andrew  
**Subject:** Please save the historic Austin Air-Conditioned Village home at 2502 Park View from demolition

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

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Dear Zoning and Platting Commission:

Please do all you can to preserve this historically and architecturally significant home at 2502 Park View.

As a former President of Allandale Neighborhood Association, and an Allandale homeowner within a mile from this home, I attended the Mid Tex Mod's Air Conditioned Village program a few years ago. It's clear that this represents history worthy of saving.

I wrote to the Historic Preservation Commission in 2020, opposing HDP-2020-0214 for 2502 Park View and the matter appeared to have been settled amicably. I'm sorry to see this home threatened again.

Please vote to preserve this landmark.

All the best,  
Cynthia Keohane  
5702 Wynona Avenue

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## Brummett, Elizabeth

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**From:** Elaine Robbins [REDACTED]  
**Sent:** Saturday, March 19, 2022 1:42 PM  
**To:** Ramirez, Nadia - BC; Smith, Hank - BC; Kiolbassa, Jolene - BC; King, David - BC; Lonny.Stern@austintexas.gov; Greenberg, Betsy - BC; Denkler, Ann - BC; Acosta, Cesar - BC; Woody, Roy - BC; Thompson, Carrie - BC; Boone, Scott - BC; Brummett, Elizabeth  
**Subject:** Case #c14H-2021  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** Elaine Robbins

**To:** PAZ Preservation

**Subject:** Case #C14H-2021-- 2502 Park View Drive

We are neighbors **in favor** of the rezoning request to historic.

Elaine Robbins and Victor Eijkhout  
2505 Addison Ave.

As adjacent diagonal neighbors to the Park View house, we favor this rezoning to historic. We think it's important to retain the historic character of Allandale, a neighborhood of 1950s ranch houses on large treed lots. This home at 2502 Park View is the best preserved and least modified of the 22 original Austin Air Conditioned Village--and its strongest example of Mid-Century Modern style.

Thank you for your effort to protect a historic Austin home with unique significance. Please continue to stand up to developers' efforts to tear down Allandale's ranch houses. They maximize their profits by building these lots up and out and with large, expensive single-family homes. Let's protect the historic character and fabric of this neighborhood. Thank you.

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## Brummett, Elizabeth

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**From:** Marsha Edwards [REDACTED]  
**Sent:** Saturday, March 19, 2022 6:37 PM  
**To:** Acosta, Cesar - BC; Ramirez, Nadia - BC; Smith, Hank - BC; Kiolbassa, Jolene - BC; King, David - BC; Lonny.Stern@austintexas.gov; Greenberg, Betsy - BC; Denkler, Ann - BC; Woody, Roy - BC; Boone, Scott - BC  
**Cc:** Rivera, Andrew; Brummett, Elizabeth  
**Subject:** #C14H-2021-0164 and 2502 Park View Dr.

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

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Dear Sir or Madam,

I am writing to you about the historic Austin Air-Conditioned Village home at 2502 Park View. In 2016 I was one of the docents of the Preservation Austin Tour for these historic homes. I remember how surprised I was that those homes were part of my neighborhood and I did not even know about them. The details of the construction and the fact that they were the first air-conditioned homes in Austin really impressed me. I thought the home that I helped with was totally lovely. Please do not allow this legacy to be demolished. It is too precious.

Thanks,  
Marsha Edwards  
6112 Bullard Dr.  
Austin, TX 78757

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## Brummett, Elizabeth

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**From:** Marcia Shults [REDACTED]  
**Sent:** Monday, March 21, 2022 12:41 PM  
**To:** Marcia Shults  
**Subject:** Save the historic AC house at 2502 Park View

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

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Please save this house. Many reasons. Austin is lucky to have this house. This house represents the significant AC village.

Marcia Shults, 4330 Bull Creek Rd. Apt 2111, Austin, TX 78731

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## Brummett, Elizabeth

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**From:** [REDACTED]  
**Sent:** Monday, March 21, 2022 3:46 PM  
**To:** Ramirez, Nadia - BC; Smith, Hank - BC; Kiolbassa, Jolene - BC; King, David - BC; Lonny.Stern@austintexas.gov; Greenberg, Betsy - BC; Denkler, Ann - BC; Acosta, Cesar - BC; Woody, Roy - BC; Thompson, Carrie - BC; Boone, Scott - BC  
**Cc:** Rivera, Andrew; Brummett, Elizabeth  
**Subject:** Please preserve 2502 Park View Drive-the Air Temp - Case # C14H-2021-0164

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

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Case # C14H-2021-0164

This is to appeal to the Zoning and Platting Commission (ZAP) to please consider the Air Temp Home at 2502 Park View Drive for preservation. I'm a local architect with over 40 years of Architectural practice in Austin, with some 30 years of that as principal of my own firm. I am also an occasional developer with both commercial and residential properties in the city. As you probably know by now 2502 Park View is a premier example of midcentury modern style by a renowned local architect, Fred Day. It's also a significant contribution to the community as a trailblazer of the modern air conditioned home in the nationally significant Air-Conditioned Village.

I have had some experience in redeveloping properties of this type where there's a historic or aesthetic significance, and have found that one can actually do better financially by retaining and improving on the historic or aesthetic nature, while at the same time providing added value to the community. I tried to convey this to the owner and developer through email but unfortunately got no response. I'm certain that if the property was required to be preserved and there was a creative alternative plan to redevelop the property that the developer and owner would benefit more financially in a win-win for all parties.

On a personal note, I would like to add in closing that I had the privilege of working under Fred Day as a cub Architect at JESSEN, Inc., in the early '80's. He was probably the most intelligent and talented person I ever met. He was a mentor for me as well as a number of others who went on to successful careers in their own right, spreading his legacy of design excellence throughout the community and region.

Thank you for doing the right thing by preserving this rare jewel for the benefit of the people who care about the Austin Community, and for their future generations.

Mac Ragsdale, AIA  
[REDACTED]

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## Brummett, Elizabeth

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**From:** Neena Husid [REDACTED]  
**Sent:** Tuesday, March 22, 2022 4:55 PM  
**To:** Ramirez, Nadia - BC; Smith, Hank - BC; Kiolbassa, Jolene - BC; King, David - BC; Stern, Lonny - BC; Greenberg, Betsy - BC; Denkler, Ann - BC; Acosta, Cesar - BC; Woody, Roy - BC; Thompson, Carrie - BC; Boone, Scott - BC  
**Cc:** Rivera, Andrew; Brummett, Elizabeth  
**Subject:** 2502 Park View Drive "Air Temp" house (# C14H-2021-0164)

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

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Dear Zoning and Platting Commissioners:

Please, please, please stop developers from destroying the integrity of our Austin neighborhoods. This is a great house. I have long admired it and wondered how, if it ever went on the market, I might be able to buy it—to refurbish it, not steam shovel it into oblivion. Allandale is a tight enclave, chocked-full of friends and neighbors deeply distressed over the systematic leveling of cherished mid-century homes for cookie-cutter, poorly built, price-gouging new constructions. On our street alone there are three identical Paradiso homes priced well-over a million dollars. Two of these homes have had significant construction issues and detract from the quaint beauty of the much-loved older homes on the block. It seems to me a city that respects its roots should be working overtime to encourage revitalization to older neighborhoods rather than allowing for the destruction of its gems. Entice architects and builders into our neighborhood who would like nothing more than to help homeowners maintain the integrity of these historic homes. When history, particularly a unique community history, is diminished, caring neighbors and good citizens become apathetic strangers living in rows of uninviting, generic, over-priced, houses. It's a sad future and one I hope Austin can avoid.

Thank you for listening,

Neena Husid  
2503 Ellise Avenue 78757

Neena Husid

Writer, Editor, Essay Doc  
Fellow-Leadership Austin

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## Brummett, Elizabeth

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**From:** Kelly Colchin [REDACTED]  
**Sent:** Tuesday, March 22, 2022 6:29 PM  
**To:** Ramirez, Nadia - BC; Smith, Hank - BC; Kiolbassa, Jolene - BC; King, David - BC; Stern, Lonny - BC; Greenberg, Betsy - BC; Denkler, Ann - BC; Acosta, Cesar - BC; Woody, Roy - BC; Thompson, Carrie - BC; Boone, Scott - BC; Rivera, Andrew  
**Cc:** J. Skaggs; Brummett, Elizabeth  
**Subject:** Please do not allow the demolition of 2502 Park View Drive

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

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Hi there! My name is Kelly and I live at 2709 Park View Drive. I wanted to send an email to encourage you to NOT allow the demolition of the historic house at the end of my block at 2502 Park View Drive. This house was designed by midcentury architect Fred Day and was a model house for the [air-conditioned village](#) in Allandale.

I have been in the house and while it's dated and needs some work, I know it could be fixed up to be a great space. In fact, our neighbors across the street restored a similar house and enjoy living in it with their family of four! It seems like the front and side of this house could be preserved with an addition to the back?

While I understand that not every old house can be saved and I appreciate the need for modernity, I feel like there are plenty of other houses that would be great candidates for demolition in the neighborhood. It would be so great to see this one special house restored so it can remain a cornerstone of this block and an important part of Allandale's midcentury history!

Thank you!

Kelly Colchin and Jonathan Skaggs

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## Brummett, Elizabeth

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**From:** Mary C Kahle [REDACTED]  
**Sent:** Wednesday, March 23, 2022 3:32 PM  
**To:** Ramirez, Nadia - BC; Smith, Hank - BC; Kiolbassa, Jolene - BC; King, David - BC; Stern, Lonny - BC; Greenberg, Betsy - BC; Denkler, Ann - BC; Acosta, Cesar - BC; Woody, Roy - BC; Thompson, Carrie - BC; Boone, Scott - BC  
**Cc:** Brummett, Elizabeth; Rivera, Andrew; Lindsey Derrington; Meghan King  
**Subject:** Preservation Austin's statement on 2502 Park View  
**Attachments:** PA Park View Statement.docx

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

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Dear Commissioners:

Please see the attached statement by Preservation Austin regarding the Chrysler Air-Temp House at 2502 Park View Avenue. I look forward to speaking in person at the March 29th, 2022 of the Zoning and Platting Commission.

Best,

Mary Kahle  
Policy Intern, Preservation Austin

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My name is Mary Kahle, and I'm a policy intern with Preservation Austin and a grad student in the public history department at Texas State University.

I'm speaking tonight on behalf of Preservation Austin. Our organization has already come out in support of historic zoning for 2502 Park View Avenue, the Chrysler Air-Temp House. As other speakers have noted, the house is significant for its architecture, historical associations, and community value. We believe the Air Conditioned Village, and the homes that embody this rare history, are worth saving.

This is a challenging case, however, and we offer Preservation Austin's support to the owner and to the City of Austin to achieve a compromise solution, one that would preserve the home's historic main facade while expanding its footprint to meet 21st century needs. We would be happy to connect the owner with our network of architects, builders, and preservation specialists, including those with experience with mid-century architecture. We have featured many such homes in our own programming, and feel that a successful historic preservation outcome could be reached.

Equally important to its historic value are its energy-efficient features, including its south facing orientation, the low-pitched roof with 4' overhangs, clerestory [pronounced "clear-story"] windows to reduce heat load, and other passive solar design features. These elements, along with its role in the Air Conditioned Village, firmly place the house and its designer, Austin architect Fred Day, within Austin's story as a leader in the Green Building Movement. And while this residence stands out architecturally, the development as a whole brought together prominent homebuilders and architects who played a vital role in Austin's development.

Where does the Chrysler Air-Temp house come in? Window A/C units had been in widespread use since the 1930s, but until the 1950s, central air was typically found only in commercial buildings and high-end homes, mainly due to cost. That changed in the 1950s, when the National Association of Homebuilders proposed and sponsored the idea of using AC equipment in a residential setting. As *The Air Conditioning /Heating/Refrigeration News* says, "Seventy years ago, cutting-edge home tech was central air conditioning, and the proving grounds for this innovation was an experiment in Allendale, a subdivision in the northwest suburbs near Austin, Texas: the Air Conditioned Village. Like the smart home systems of today, the goal was in-home comfort, made for the masses."

Construction began in 1953. All the homes had central air furnished by a variety of manufacturers, including Chrysler. In addition, the houses were designed to operate efficiently. Attics, kitchens, and bathrooms were ventilated. Windows were positioned to avoid strong sun. Insulation (a novel concept in the South at that time) was used in the walls, and roofs had overhangs and carports to create more shade.

In 1954, the homes and the families living in them were part of a year-long series of construction method tests, AC installation tests, and social experiments carried out by dozens of the nation's premier AC companies, builders, and social scientists.

This study encouraged the adoption of AC in not just luxury homes, but smaller homes, and it influenced the loan policies of FHA and other lenders by including the cost of AC equipment in loans and removing the requirement for a higher salary to purchase a home with AC.

By 1962, almost 6.5 million homes in the US and half of all office buildings were air conditioned. A new paradigm was here, fueling population growth in hot-weather states like Texas. However, as AC use soared, the energy crisis hit. Oil price increases of the 1970s spurred research to improve energy efficiency and find renewable sources. This, combined with the environmental movement of the 1960s and 70s, led to the earliest experiments with contemporary green building.

During the 1970s, Austin city planners backed the construction of a nuclear power plant, saying the plant was necessary for meeting Austin's growing power needs. In the early 1980s, impassioned Austin residents and UT Architecture and Engineering graduates challenged this claim and spurred public resistance that thwarted the project and led to the concept of a "Conservation Power Plant."

As a result, "Austin Energy Star" – named for the Lone Star State - was established to create energy conservation codes and incentives that would negate the need for participating in the nuclear power plant. This concept of "demand side management of energy consumption" made business sense, and it was expanded and later applied to Austin's water issues, which are so tied to Austin's identity.

The concepts were expanded again and applied to the need to minimize construction and renovation waste, a new concept in the early 1990's and an issue that continues to affect livability today. Inspired by this work and that of other local stakeholders, the Austin Energy Star Program was renamed after the emerging concept of "green" and became the Austin Green Building Program (AEGB), the first green building program in the country. In 1991, AEGB developed the first rating system in the U.S. for evaluating the sustainability of buildings, inspiring many cities to follow. As the success of the program caught on, the Department of Energy negotiated with Austin for the program's name, and the EPA and the U.S. Department of Energy launched the federal ENERGY STAR program in 1992.

These developments also set the stage for an international movement; the Green Building Program and its rating system subsequently influenced Leadership in Energy and Environmental Design (LEED), today's international standard for green building certification.

As you can see, Austin has led the way in the green building movement, and the Chrysler Air-Temp House, through its place in this history, exemplifies our city's commitment to sustainability and forward-thinking design. Preservation Austin asks you to protect this intact, architecturally significant home through historic designation, preserving it to educate future generations about Austin's impact in this important field.

To Whom it may concern,

We the residents and homeowners within the Air-Conditioned Village Neighborhood in Allandale, would like to state our objection to the imposition of historic preservation status on 2502 Park View Dr, and any other home within the neighborhood in cases where the owner is in opposition to such designation.

We do not object to the preservation of such homes when the owner of the home volunteers their own private property. We object any attempts to rezone private property without homeowner's consent.

We believe that there has been a lack of acknowledgement as to the experimental nature of these homes, the materials used, and the significant costs required to maintain or refurbish homes in keeping with the original design. This is consistent through all the Air-Conditioned Village homes and adds an undue burden to the homeowners. These issues include:

- Energy inefficient construction resulting in extremely high utility bills
- Damaged and failing foundations and plumbing.
- Nonstandard construction techniques for virtually all aspects of the home -including but not limited to- HVAC, plumbing, and electrical. Updates and repairs are incredibly costly and, in most cases, warrant demolition rather than remodel.
- Replacing hazardous electrical outlets plastered into place, making replacement with grounded modern 3 prong outlets impossible without causing extensive wall damage.
- Hazardous materials for construction of interior and exterior walls including asbestos and lead based paints.

Additionally, the ongoing effort by the City of Austin to rezone our homes within the proposed Historic District including 2502 Park View Dr against homeowners' wishes have been extremely divisive and go against our community values and the wishes of most Air-Conditioned Village homeowners. This has resulted in fear and uncertainty among the homeowners at an already stressful time.

Indeed, 71% of Air Conditioned Village homeowners opposed Elizabeth Brummett's application for National Historic Registry on September 18, 2021.. We request that no further efforts towards such designations be ongoing without homeowners' consent.

Thank you

Name	Address	Telephone
James WATSON	2508 Park View 78757	912-964-5151
Clara	2504 Park View 78757	512-221-7051
Richard JARVIS	2503 Park View Dr 78757	512-451-2703
Azim Hajjar	2601 Park View Dr 78757	512-554-9321
Hugh Corrigan	2510 Park View Dr 78757	512-937-4331
Dominique Leveque	2507 Park View	512-633-1419
Sue Ann-Mumell	2502 Park View Dr 78757	512-791-9267
Kevin DREW	6601 NASSAU DR 78757	512-257-8791
Heather DREW	16601 NASSAU DR 78757	512-426-9851
Jim Throckmold	2504 Park View Dr	512-699-6183

*James Watson*





## Brummett, Elizabeth

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**From:** Blake [REDACTED]  
**Sent:** Friday, March 25, 2022 11:33 AM  
**To:** Ramirez, Nadia - BC; Smith, Hank - BC; Kiolbassa, Jolene - BC; King, David - BC; Stern, Lonny - BC; Greenberg, Betsy - BC; Denkler, Ann - BC; Acosta, Cesar - BC; Woody, Roy - BC; Thompson, Carrie - BC; Boone, Scott - BC  
**Cc:** Rivera, Andrew; Brummett, Elizabeth  
**Subject:** 2502 Parkview

**Follow Up Flag:** Follow up  
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Good Morning Commissioners:

Although I am very familiar with the Air Temp Village project and this property in particular through my position as a member of the Historic Landmark Commission (HLC), this communication is of a more personal nature. I am asking you to please follow the lead of the HLC and vote unanimously to recommend historic zoning on the property at 2502 Parkview and to pass this recommendation along to the City Council for their final determination.

I would emphasize to you two points:

First, Austin has long been seen as and prides itself on its leadership in technical innovation. The Air Temp program, amongst other things determining the feasibility of residential air conditioning, would seem to dovetail into this image.

Second, there has been a push by the City for geographic and economic equity in properties that are designated historic. These Air Temp homes represent an economically with-in reach experiment in building design and should be recognized as such.

You have a lot of information in front of you. I well understand that the current owner of 2502 Parkview is opposed to historic designation, but in this instance, the "story" out weighs. I again ask that you vote unanimously to recommend historic designation.

My regards to you all and thank you for your service to the city.

Blake Tollett  
3701 Bonnie Road  
Austin 78703

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## Brummett, Elizabeth

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**From:** Richard Cleary [REDACTED]  
**Sent:** Friday, March 25, 2022 11:35 AM  
**To:** Ramirez, Nadia - BC; Smith, Hank - BC; Kiolbassa, Jolene - BC; King, David - BC; Stern, Lonny - BC; Greenberg, Betsy - BC; Denkler, Ann - BC; Acosta, Cesar - BC; Woody, Roy - BC; Thompson, Carrie - BC; Boone, Scott - BC  
**Cc:** Rivera, Andrew; Brummett, Elizabeth  
**Subject:** Landmark zoning petition 2502 Park View Drive Ref #C14H-2021-0164

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Dear Zoning and Platting Commissioners:

I support landmark zoning for the single-family residence (the Chrysler Air-Temp House) located at 2502 Park View Drive. The case number is C14H-2021-0164.

I am Professor Emeritus in the School of Architecture at the University of Texas at Austin where I taught architectural history from 1995 to 2019. Elizabeth Brummett (then Butman) introduced me to the significance of this house in 2004 when researching her master's thesis on the history of Air-Conditioned Village. Informed by her findings, I included Air-Conditioned Village in my courses. Given the ubiquity of air conditioning today, students often haven't considered a time when it was an innovation that required technological, economic, and aesthetic testing and refinement. The Chrysler Air-Temp House and the other surviving houses of Air-Conditioned Village are tangible artifacts of a transformative moment in the way Austinites live.

I agree with the Historic Landmark Commission's assessment that the Chrysler Air-Temp House (so named for the supplier of its original cooling/heating system) has architectural, historical, and community significance.

- **Architecture:** We might refer to the house today as a well-executed beta test. Architect Fred Day and builder Wayne Burns incorporated innovations including integration of central air conditioning in design and construction, use of pre-fabricated building materials, and room plans relating inside to outside. With its key features intact, the house vividly represents the spirit of experimentation in the design of middle-class homes in Austin and elsewhere during the nation's recovery from the Great Depression and World War II.
- **Historical associations:** The house was a component of Air-Conditioned Village, a noted research project that went beyond testing architectural features to include a sociological study of the impact of year-round climate control on daily living. Does air conditioning have implications, for instance, on summer dietary habits? (It did. Inhabitants ate more.)
- **Community value:** As the best remaining example of Air-Conditioned Village, the Chrysler Air-Temp House marks an important time in the history of the Allendale neighborhood and, more broadly, the postwar expansion of Austin beyond its historic core. Its presence provides a reference point for understanding the history of the city's growth.

I hope you will find that granting historic landmark status to the Chrysler Air-Temp House is in the public interest.

Thank you for providing the opportunity to comment on this matter.

Sincerely,

Richard Cleary, PhD  
Professor Emeritus, School of Architecture  
The University of Texas at Austin  
[REDACTED]

2324 N. 5th St  
Sheboygan, WI

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## Brummett, Elizabeth

---

**From:** Kelly Cameron [REDACTED]  
**Sent:** Friday, March 25, 2022 2:37 PM  
**To:** Ramirez, Nadia - BC; Smith, Hank - BC; Kiolbassa, Jolene - BC; King, David - BC; Stern, Lonny - BC; Greenberg, Betsy - BC; Denkler, Ann - BC; Acosta, Cesar - BC; Woody, Roy - BC; Thompson, Carrie - BC; Boone, Scott - BC; Rivera, Andrew; Brummett, Elizabeth  
**Subject:** 2502 Park View Drive - #C14H-2021-0164  
**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

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

Dear Zoning and Platting Commissioners,

I'm writing to let you know of my extreme opposition to the proposed demolition at 2502 Park View Drive. I lived on Park View Drive, a few houses down from 2502, until 2019, and like many residents in the neighborhood and in Austin, consider this house an exceptional example of architectural history with significant community value.

The Austin Air Conditioned Village experiment, which this house was built for, should not only not be forgotten, but the building practices put in place then (modest, site specific, energy efficient structures with reasonable costs) should be considered more important now than ever in Austin's rapidly changing residential building environment. Not only is 2502 Park View Drive is an excellent example of outstanding architectural design and workmanship by local Fred Day, but is in part responsible for helping average homebuyers get residential air conditioning, which is something all Austinites can appreciate. I've always been proud to tell the story of this house and its place in history and I know many others feel the same way.

We can't continue to lose these architectural and community treasures, please protect this house.

Thank you,

Kelly Cameron

512-789-6218

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**Brummett, Elizabeth**

---

**From:** Dominique Levesque [REDACTED]  
**Sent:** Saturday, March 26, 2022 1:55 PM  
**To:** Rivera, Andrew; Brummett, Elizabeth; Racy Haddad; Hugh Corrigan; Mason S Parva; Barbara Levesque; Brinsmade, Louisa  
**Subject:** Powerpoint Presentation 2502 Park View Drive  
**Attachments:** UPDATED Against Historical Preservation Status for ACV.key  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Please see the powerpoint presentation attached for your reference.

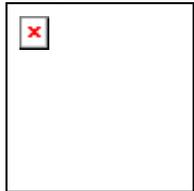
[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

--  
Dominique Levesque  
President  
Levesque & Co  
(512) 633-1419



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**On 9/18/2021, 71% of Air Condition Village homeowners opposed Elizabeth Brummet's application for national historic registry.**

# The majority of ACV homeowners stand united with Hugh Corrigan against spot zoning of 2502 Park View. Why?

1. Many of the original ACV houses have already been demolished due to major structural failures. 2502 Park View is not unique in this regard. An engineering letter was previously submitted demonstrating the structural deficiencies of the foundation and the plumbing.
2. The criteria for historic designation is not satisfied by 2502 Park View for reasons presented in the following slides.

# a. The architecture criterion is not satisfied.

The original air conditioning units are no longer present. Features of mid century modern architecture are repeated across the neighborhood by houses that aren't even considered ACV houses. (ex. 2710 Park View)

# 2502 has a duplicate located at 2710 Park View.



2502 Park View



2710 Park View

\*Not considered an ACV house.

2502 and 2500 are similar,  
showcasing long overhangs, carport,  
deep eaves, and brick.



2502 Park View



2500 Park View

# b. The historical association criterion is not satisfied.

The owners of this house do not have historical significance as would be typically evaluated under this criterion. To rely on the premise that 2502 is an air condition test house is not enough to fulfill this criterion. The house has been abandoned for almost five years.

c. The archeological criterion is not satisfied.

# d. The community value criterion is not satisfied.

Preservationists have relied heavily on the idea that this house possesses a unique location and unique architectural design. We have already shown that this house is not unique and to rely on the fact that it was once a test house is not enough to prove it provides value to the community. On the contrary the true community value has come as ACV homeowners have united against historic preservation status and in support of Hugh Corrigan.

e. The landscape criterion is not satisfied.

# Overview and Conclusion

- The house in question is not unique. The same house is duplicated on the same side of the street at 2710 Park View.
- The vast majority of ACV homeowners oppose historic designation of 2502 against Hugh Corrigan's consent.
- Those in favor of preservation status, such as Kevin Smith (2500) and Kelly Savedra (2710) are free and encouraged to volunteer their own properties for historic designation.



Kevin Smith's house at 2500 Park View



Kelly Savedra's house at 2710 Park View, the duplicate house of 2502 Park View

## Brummett, Elizabeth

---

**From:** Carolyn Croom [REDACTED]  
**Sent:** Saturday, March 26, 2022 12:53 PM  
**To:** Ramirez, Nadia - BC; Smith, Hank - BC; Kiolbassa, Jolene - BC; King, David - BC; Stern, Lonny - BC; Greenberg, Betsy - BC; Denkler, Ann - BC; Acosta, Cesar - BC; Woody, Roy - BC; Thompson, Carrie - BC; Boone, Scott - BC  
**Cc:** Rivera, Andrew; Brummett, Elizabeth  
**Subject:** Remarks on the 2502 Park View Drive "Air Temp" house (C14H-2021-0164)  
**Attachments:** 2502 Park View FINAL! background email.pdf; 2502 Park View notices.pdf

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

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\*\*\*The comments below are similar to comments I sent to the Zoning and Platting Commission months ago, but there are differences. The email below has a new bolded section which details support from preservation organizations. And I changed the first pdf below a lot to clarify answers to possible objections to saving the home. Thank you for your time.\*\*\*

Dear Members of the Zoning and Platting Commission,

2502 Park View Drive is an exceptional house that should be preserved for posterity. Below are reasons to support Local Historic Landmark designation for this home:

**Part of internationally-known Austin Air-Conditioned Village.** The Austin Air-Conditioned Village was the first large-scale experiment of its kind worldwide. It was the largest study of houses built in the 1950s to determine the feasibility and affordability of air-conditioning in homes affordable to middle-class buyers. This experiment shaped how houses were built nationwide from the 1950s on, by taking good design into consideration to reduce energy consumption, and had a particularly large impact on the Sun Belt. According to Preservation Austin, in comments to the Historic Landmark Commission, the Air-Conditioned Village was not only a nationally-significant study but also "an internationally-renowned experiment in building innovation and social science." One example of its international impact is that a group of housing experts from the Soviet Union visited this project during the Cold War. The homes had different air-conditioning systems and had extensive technical testing as well as an analysis of cost. UT's Psychology Department surveyed the inhabitants of the Village houses and area houses without air-conditioning, comparing the daily habits of both groups, finding that the Village families slept more, spent more time inside their homes and had to clean less than the other group. UT's Departments of Architectural Engineering and Mechanical Engineering were also heavily involved, analyzing data, and conducting further research. Two national trade organizations, many national manufacturers, architects, homebuilders, and homeowners helped establish the feasibility of air-conditioning in modest homes. This study encouraged the adoption of air-conditioning in not just luxury homes, but smaller homes, and influenced the loan policies of FHA and other lenders, by including the cost of air-conditioning equipment in loans and removing stipulations that higher salaries were required to purchase homes with air-conditioning.

**Early, outstanding example of architect Fred Day.** Mr. Day made a substantial contribution to Austin's development and this superb home from the beginning of his career should be preserved. According to Preservation Austin, his "involvement in this high-profile, and much celebrated project was an early victory in his 40-year career." A graduate of the UT School of Architecture, his contributions include the award-winning Faulk Central Library, the Teachers Retirement System of Texas building, the Austin Doctors Building, the pro-bono master plan for Laguna Gloria, the UT Alumni Center, and renovations to the UT Law School and Student

Union. Notable buildings he designed outside Austin include the Visitors Center at the McDonald Observatory and the Hooper-Schaeffer Fine Arts Center at Baylor University. He was president of AIA Austin and awarded an honorary Life Membership on the UT School of Architecture Advisory Council. An endowed scholarship in architecture at UT bears his name. He won multiple design awards from the Austin chapter of the American Institute of Architects and the Texas Society of Architects.

**Most architecturally-significant home in the Austin Air-Conditioned Village.** 2502 Park View, known as “The Air Temp” for its Chrysler AirTemp air-conditioning system, is definitely the most modern in its design of the Air-Conditioned Village houses. It’s closest to the International Style of architecture and *Arts & Architecture* magazine’s Case Study houses, with a nearly flat roof and a very simple, clean execution. Other elements of mid-century design in this innovative house include site-specific passive cooling strategies, high clerestory windows to reduce heat load, exposed roof beams, an asymmetrical, paneled facade, and distinctive patterned-brick screening walls. Mid Tex Mod, in its letter to the Historic Landmark Commission, states that the home “retains a remarkably high degree of integrity of design, materials, workmanship, and feeling as the most distinctive and intact original residence within the Austin Air-Conditioned Village development.” Fred Day produced a striking Modern residence, as opposed to other more conventional ranch homes in the project. While Fred Day’s residence stands out architecturally, the whole development brought together prominent homebuilders and architects who played a valuable role in Austin’s development.

**City of Austin staff and the Historic Landmark Commission strongly support preservation.** City staff strongly recommends historic zoning for 2502 Park View, as it not only meets but exceeds the following criteria for designation as an Historic Landmark: architecture, historical association, and community value. It is also remarkably intact. It’s not common for a building to meet three criteria instead of two, or for all three criteria to be strong. The Historic Landmark Commission voted unanimously to recommend it for Local Historic Landmark designation.

**Local and regional preservation organizations urge historic designation.** Preservation Austin, the Travis County Historical Commission, and Mid Tex Mod all strongly advocate preservation of this most exceptional home of the original twenty-two test homes. Two of the 15 remaining homes, 2505 and 2507 Park View, have total demolition permits. After 2505 and 2507 are razed, there will be only 13 left. 12 of those were test homes and one served as the Air-Conditioned Village Information Center. The Air Temp is both the most architecturally significant of the original homes and the most intact remaining example of the Austin Air-Conditioned Village.

**Our City, a recognized leader in green building, should find value in preserving a home in an early study on innovative cooling design.** Austin has played a trailblazing role in the green building movement, creating the nation’s first green building program. The houses in the Air-Conditioned Village experiment are an early effort at energy-efficient design, in an attempt to make air-conditioning affordable. They exemplify technological innovation in design and construction, with cutting-edge climate-control techniques. Each had experimental air-conditioning systems with a variety of air-distribution systems. They shared several heat-reducing strategies as well, such as light paint, light roofing, generous overhangs, plantings and preservation of old-growth trees for shade, heat-absorbing glass, exhaust fans, wall and roof insulation, and passive solar design. Kitchen and bath exhaust fans and insulation were not common elements in homes then.

**Important to include modest-sized homes among Austin’s Historic Landmarks.** At 1160 square feet, this small home with a big history well deserves a place among Austin’s historic mansions and public buildings.

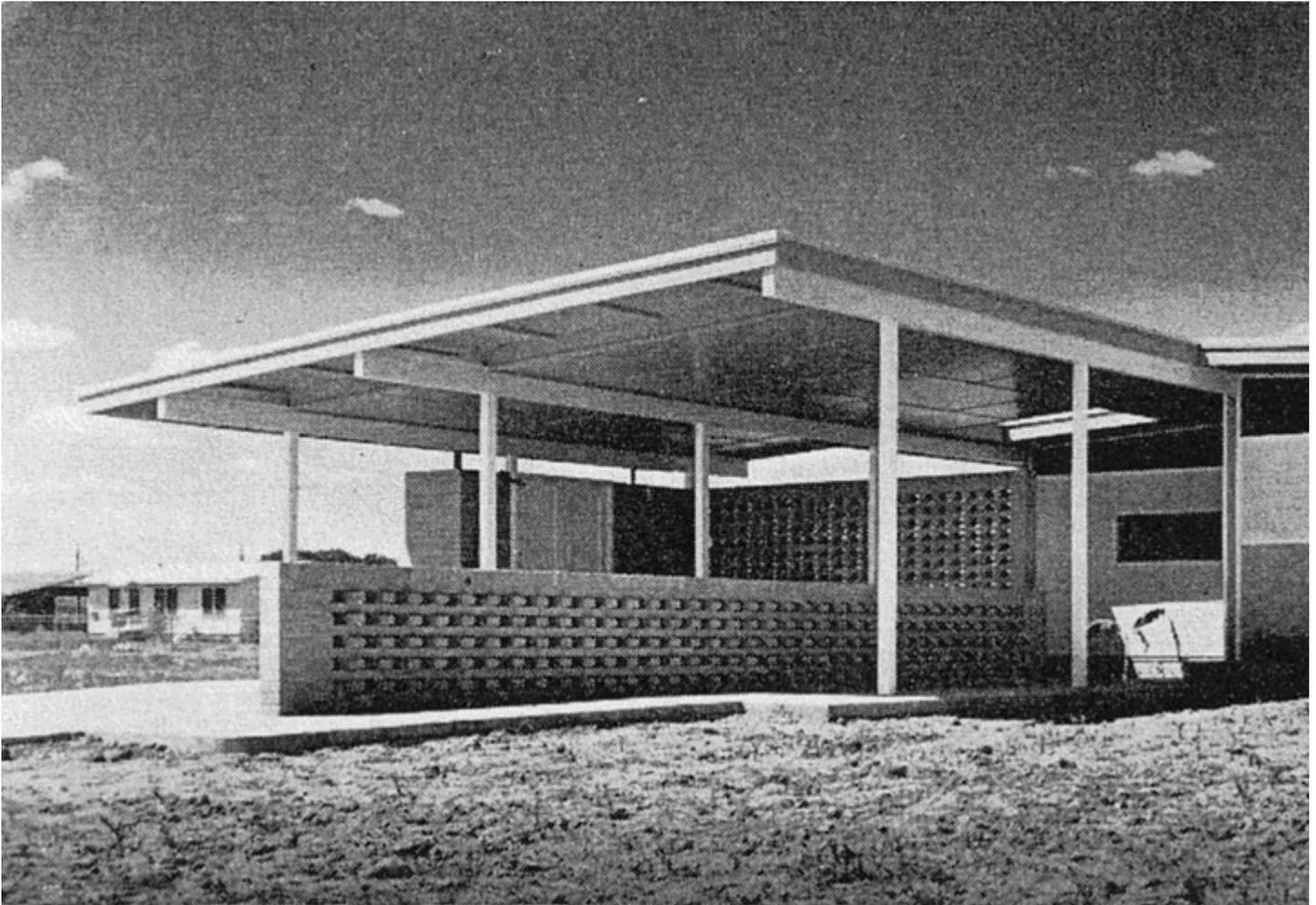
**Austin should preserve the few historical structures our City has inherited.** Austin is a relatively new city with fewer historic buildings compared with other older cities. That makes it all the more important to preserve the notable buildings that we do have. We preserve our cultural heritage through the preservation of historic places. 2502 Park View is a unique, stand-out home in the remarkable and ambitious Austin Air-Conditioned Village and is a important part of our cultural heritage. Without widespread air-conditioning, Austin and other Sun Belt communities wouldn’t be the cities they are today. A house such as this appears quite rarely, and our City should not miss the opportunity to preserve it.

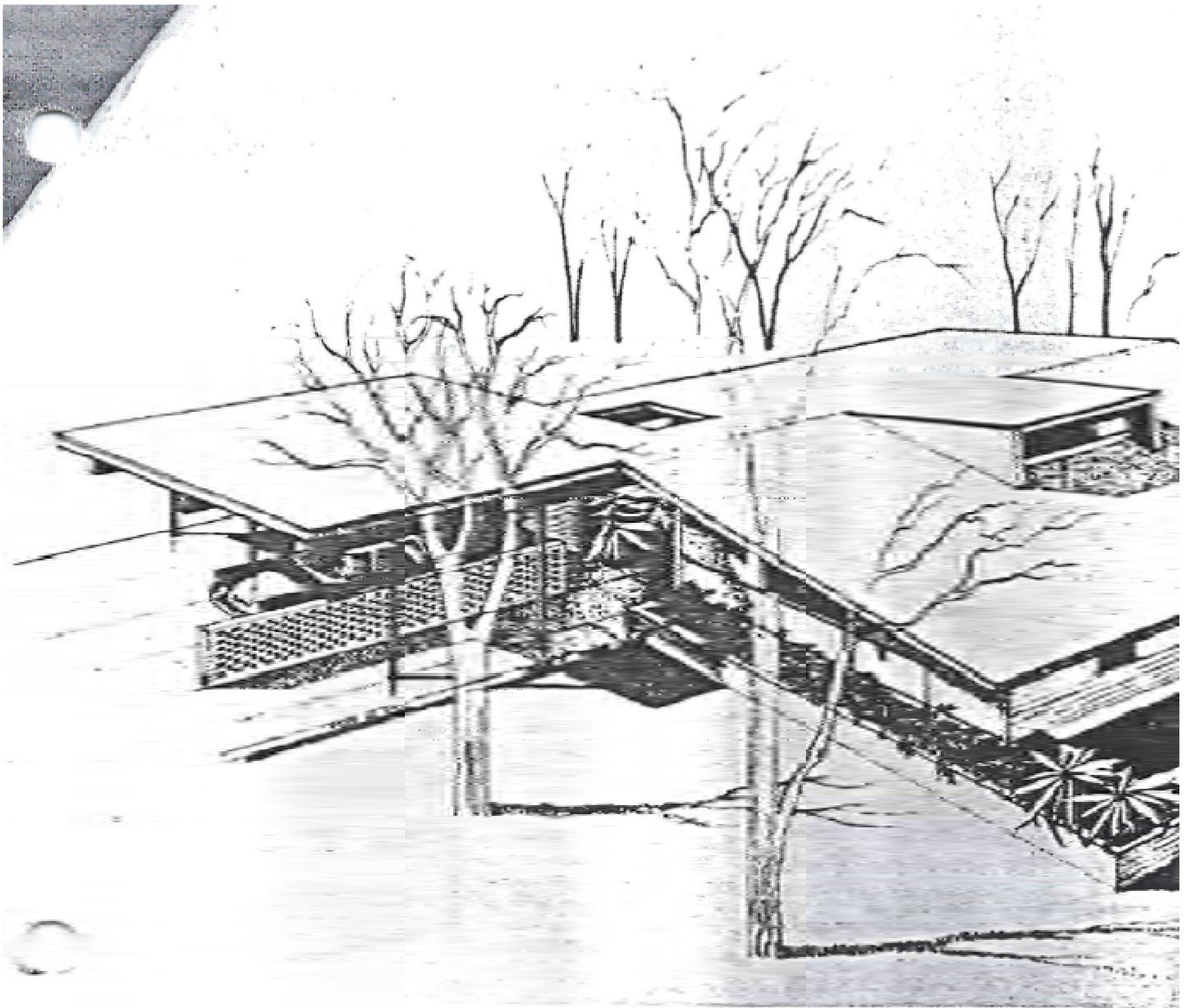
Below is a photo and drawing of the Air Temp from 1954, and two pdfs. The first pdf answers possible objections to saving the home. The second pdf is the notices I refer to in the first pdf. Please preserve this architectural and historical gem! Thank you.

Sincerely,

Carolyn Croom  
Albata Avenue  
Austin, TX 78757

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# The Air Temp

5/5

Sure to be named "modern-functional-comfortable" is THE AIR TEMP, the home built by Wayne A. Burns at 2502 Park View.

Look at these extra modern features: An L-shaped living area 22 by 23 feet, a 14-foot sliding glass door opening onto a garden area, a bath and a half centralized for economy and with exhaust fans in both, two bedrooms and a den, custom-designed draperies, an outside patio — plus a barbecue pit and exterior brick walls which mark off the double carport and garden area.

Modernism in this home also means Terrazzo tile flooring (just being introduced in this part of the country) — plus a



## Brummett, Elizabeth

---

**From:** Kevin Smith [REDACTED]  
**Sent:** Sunday, March 27, 2022 3:11 PM  
**To:** Ramirez, Nadia - BC; Smith, Hank - BC; Kiolbassa, Jolene - BC; King, David - BC; Stern, Lonny - BC; Greenberg, Betsy - BC; Denkler, Ann - BC; Acosta, Cesar - BC; Woody, Roy - BC; Thompson, Carrie - BC; Boone, Scott - BC  
**Cc:** Rivera, Andrew; Brummett, Elizabeth  
**Subject:** C131459-032722 2502 Park View Dr

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

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

My name is Kevin Smith, and I live adjacent to 2502 Park View Dr.

I agree with the broad coalition of academic, governmental, non-profit, preservation, and civic institutions (such as UT-Austin, The Texas Historical Commission, the City of Austin's Historic Preservation Office, the Allandale Neighborhood Association, Preservation Austin, Mid Tex Mod, and the Travis County Historical Commission). As well as the approximately 200 of my fellow Allandale neighbors (residents of the Allandale's zip codes) and over 620 Austinites and almost 1,300 people that 2502 Park View Dr is a landmark home worth saving.

To me, without a doubt, the architecture of this home is an excellent example of mid-century modern architecture. In addition, knowing that the house was designed by local Austin architect Fred Day (who designed other notable local commercial and civic buildings), with unique architectural features to 2502 Park View Dr, further informs me of its architectural significance.

This home is the best-preserved example of Austin's Air Conditioned Village. With the technical data provided by Austin's Air Conditioned Village experiment, the Federal Housing Administration (FHA) amended its home loan requirements to allow for homebuyers of modest means to qualify for a loan on a home that contained central air-conditioning. For it is my understanding that at this time, the requirements to purchase a home with central air-conditioning precluded most middle-income homebuyers!

I have long advocated for a compromise, partial demolition strategy in the redevelopment of 2502 Park View. Dr. My understanding is, the previous owner worked with The Historic Landmark Commission's Architectural Review Committee. As a result of that work, instead of local landmark designation, they agreed to preserve the existing home's front, right, and roofline (the most prominent features of the home) while allowing for the construction of an addition (I would encourage the applicant to seek additional development concessions from the city).

I view this as an excellent compromise and one that allows the property owner's developer to create a unique one-of-a-kind showcase home that preserves and highlights the pre-existing architectural qualities and allows for a substantial addition to deliver the greater square footage to see a return on their investment.

Kindest Regards,

Kevin

## Brummett, Elizabeth

---

**From:** Pamela Rogers [REDACTED]  
**Sent:** Sunday, March 27, 2022 5:35 PM  
**To:** Ramirez, Nadia - BC; Smith, Hank - BC; Kiolbassa, Jolene - BC; King, David - BC; Stern, Lonny - BC; Greenberg, Betsy - BC; Denkler, Ann - BC; Acosta, Cesar - BC; Woody, Roy - BC; Thompson, Carrie - BC; Boone, Scott - BC; Rivera, Andrew; Brummett, Elizabeth; District 8; Scruggs, Ed  
**Subject:** Written Support for B-05 C14H-2021-0164 - Chrysler Air-Temp House; District 7  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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### Zoning and Platting Commission Members:

I have lived in Austin for decades and am writing to ask that you vote to support the zoning change of 2502 Park View Drive **from SF-2 to SF-2-H**, as the City's own staff recommends.

This property is part of the internationally renowned **Austin Air-Conditioned Village**, located at **2502 Park View Drive**, and is an early, outstanding example of Austin architect Fred Day's work. This property is the most architecturally significant home in the Air-Conditioned Village, and City of Austin staff and its **Historic Landmark Commission strongly supports preservation**. Civic organizations Preservation Austin and MidTexMod have explained at length why allowing the current owner/developer to demolish this property would be a blow to the design community, not only in Austin but nationally and internationally.

Austin proclaims itself to be a recognized leader in green building. If this is truly the case, the argument is compelling for the Commission to find value in preserving a home that is an early study in innovative cooling design.

In closing, I would like to note that this is an *Austin* historical site not just a neighborhood issue. I strongly encourage you to support the petition as written.

Thank You,

Pam Rogers

[https://www.thc.texas.gov/public/upload/preserve/national\\_register/draft\\_nominations/Austin%2C%20Air%20Conditioned%20Village%20SBR.pdf](https://www.thc.texas.gov/public/upload/preserve/national_register/draft_nominations/Austin%2C%20Air%20Conditioned%20Village%20SBR.pdf)

### *Pam Rogers*

7604 Melville Cove  
Austin, Texas 78749  
Cell: (512) 968-6280  
Email: [REDACTED]

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## Brummett, Elizabeth

---

**From:** Nathalie Frensley [REDACTED]  
**Sent:** Monday, March 28, 2022 3:31 PM  
**To:** Ramirez, Nadia - BC; Smith, Hank - BC; Kiolbassa, Jolene - BC; King, David - BC; Stern, Lonny - BC; Greenberg, Betsy - BC; Denkler, Ann - BC; Acosta, Cesar - BC; Woody, Roy - BC; Thompson, Carrie - BC; Boone, Scott - BC; Rivera, Andrew; Brummett, Elizabeth  
**Subject:** B-05 C14H-2021-0164 - Favor - Chrysler Air Temp House - District 7  
**Attachments:** ANA Resolution 2502 Park View Air Conditioned Village Preservation.pdf

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

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

Dear Members of the Zoning and Platting Commission,

Please see below and attached the resolution supporting the preservation of 2502 Park View Drive (C14H-2021-0164), adopted by the Allandale Neighborhood Association.

Mr. Rivera, could you please place this in the Backup? Thank you.

---

Allandale Neighborhood Association

P.O. Box 10886

Austin, TX 78766-1866

Adopted by the Allandale Neighborhood Association on December 1, 2021:

Be it resolved that, whereas:

The house at 2502 Park View Drive is the most intact and most architecturally significant of the houses from the nationally recognized Austin Air-Conditioned Village, and

The house is a significant early work of architect Fred Day, who also designed a number of other well-known and highly regarded buildings in Austin, and

The Historic Landmark Commission voted unanimously in favor of its preservation through historic zoning, and

The house with its historical associations and its beauty is an asset to the Allandale neighborhood, and

A previous owner of the property presented a plan to renovate it in a way that would maintain its historical value, thus demonstrating the practicality of preserving it, therefore

The Allandale Neighborhood Association encourages the owner of 2502 Park View Drive not to have it demolished, but rather to renovate it in a way that will maintain its historical value, thereby preserving it for posterity.

---

Sincerely,

Nathalie Frensley

Board Member and Zoning Committee Chair, Allandale Neighborhood Association

--

Nathalie J. Frensley, Ph.D.

5601 Montview Street, Austin, TX 78756

512 589 9344



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---

*Adopted by the Allandale Neighborhood Association December 1, 2021:*

Be it resolved that, whereas:

The house at 2502 Park View Drive is the most intact and most architecturally significant of the houses from the nationally recognized Austin Air-Conditioned Village, and

The house is a significant early work of architect Fred Day, who also designed a number of other well-known and highly regarded buildings in Austin, and

The Historic Landmark Commission voted unanimously in favor of its preservation through historic zoning, and

The house with its historical associations and its beauty is an asset to the Allandale neighborhood, and

A previous owner of the property presented a plan to renovate it in a way that would maintain its historical value, thus demonstrating the practicality of preserving it, therefore

The Allandale Neighborhood Association encourages the owner of 2502 Park View Drive not to have it demolished, but rather to renovate it in a way that will maintain its historical value, thereby preserving it for posterity.

## Brummett, Elizabeth

---

**From:** Nathalie Frensley [REDACTED]  
**Sent:** Monday, March 28, 2022 4:43 PM  
**To:** Ramirez, Nadia - BC; Smith, Hank - BC; Kiolbassa, Jolene - BC; King, David - BC; Stern, Lonny - BC; Greenberg, Betsy - BC; Denkler, Ann - BC; Acosta, Cesar - BC; Woody, Roy - BC; Thompson, Carrie - BC; Boone, Scott - BC; Rivera, Andrew; Brummett, Elizabeth  
**Subject:** B-05 Favor - ANA resolution/letter to owner of 2502 Park View Drive "Air Temp" house (C14H-2021-0164)  
**Attachments:** ANA Zoning Committee Letter to Corrigan 001.pdf; ANA Resolution 2502 Park View Air Conditioned Village Preservation.pdf  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Dear Members of the Zoning and Platting Commission,

Below is an Allandale Neighborhood Association (ANA) letter to the owner of the Air Temp home at 2502 Park View Drive, with the ANA resolution, encouraging him to renovate the facade facing the street with an addition in the back, as a previous owner had agreed to, and which was approved by the Historic Landmark Commission. The ANA has offered to facilitate a solution meeting everyone's objectives.

Sincerely,

Nathalie Frensley  
Zoning, Planning, and Land Use Committee Chair and Board Member,  
Allandale Neighborhood Association

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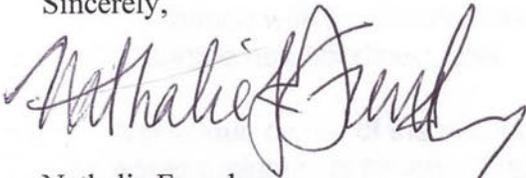
29 December 2021

Mr. Hugh Corrigan  
2510 Park View Drive  
Austin, TX 78757

Dear Mr. Corrigan,

The Allandale Neighborhood Association passed the resolution <sup>(attached)</sup> ~~below~~ in support of preservation of 2502 Park View Drive, hoping that you would renovate the home in an historically sensitive manner. The previous owner had proposed a renovation of the facade facing the street and an addition, which was satisfactory to the Historic Landmark Commission, and you could do the same. We could help facilitate a solution that meets everyone's objectives. My email address is [nathalie.frensley.civic@gmail.com](mailto:nathalie.frensley.civic@gmail.com). Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Nathalie Frensley". The signature is fluid and cursive, with a long, sweeping tail that extends to the right.

Nathalie Frensley

Chair, Allandale Neighborhood Association Zoning, Planning, and Land Use Committee  
P.O. Box 10886  
Austin, TX 78766-1866



---

*Adopted by the Allandale Neighborhood Association December 1, 2021:*

Be it resolved that, whereas:

The house at 2502 Park View Drive is the most intact and most architecturally significant of the houses from the nationally recognized Austin Air-Conditioned Village, and

The house is a significant early work of architect Fred Day, who also designed a number of other well-known and highly regarded buildings in Austin, and

The Historic Landmark Commission voted unanimously in favor of its preservation through historic zoning, and

The house with its historical associations and its beauty is an asset to the Allandale neighborhood, and

A previous owner of the property presented a plan to renovate it in a way that would maintain its historical value, thus demonstrating the practicality of preserving it, therefore

The Allandale Neighborhood Association encourages the owner of 2502 Park View Drive not to have it demolished, but rather to renovate it in a way that will maintain its historical value, thereby preserving it for posterity.

## Brummett, Elizabeth

---

**From:** John Umphress [REDACTED]  
**Sent:** Monday, March 28, 2022 5:36 PM  
**To:** Ramirez, Nadia - BC; Smith, Hank - BC; Kiolbassa, Jolene - BC; King, David - BC; Stern, Lonny - BC; Greenberg, Betsy - BC; Denkler, Ann - BC; Acosta, Cesar - BC; Woody, Roy - BC; Thompson, Carrie - BC; Boone, Scott - BC; Rivera, Andrew; Brummett, Elizabeth  
**Subject:** #C14H-2021-0164, 2502 Park View  
**Attachments:** 2502 Park View.docx

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

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

Good afternoon,

Please see my attached testimony regarding the above-referenced matter.

Regards,

John Umphress

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My name is John Umphress and I live at 2604 Geraghty Avenue, just a couple of blocks from 2502 Park View. I am in support of the rezoning request.

The houses of the Air Conditioned Village represent a historical touchstone, not just for Austin, but for the United States. They were designed and constructed to prove a concept – that houses could be successfully air conditioned in the southern US.

But they went beyond that. They all shared aspects common today amongst Green Building and energy efficient homes. Broad overhangs shading windows, radiant barriers in the roofs, buffers against the afternoon sun on the west exposures and cooling systems appropriately sized based on accurately calculated cooling loads.

Unfortunately, the lessons taught by these homes were not taken to heart and indeed largely forgotten. As air conditioning in single family homes became more common, builders merely increased the capacity of cooling systems to compensate for deficiencies in design and construction.

In September of 2019 I retired after 14 years with the Austin Energy Green Building program, the last 12 of that responsible for developing Austin residential energy code. When I started, it was common for builders and mechanical contractors to rely on a rule of thumb of one ton of cooling capacity for every 400 square feet of conditioned space. By comparison, the ACV homes, despite having less insulation and less tight construction, averaged a ton of cooling capacity per 600 square feet.

In presentations to building professionals and the public, I often held up the ACV as an example of what could be accomplished from the standpoint of design and construction. After all, if it was being done a half century ago – now almost three-quarters of a century ago – then why not today?

Much of the DNA in today's Green Building standard and Austin's energy code – radiant barrier roof decking, roof overhangs, reduced glazing on west walls, accurate calculation of cooling and heating loads and accurate sizing of mechanical systems – can be traced back to the ACV and similar projects. That's not to diminish the contributions to sustainability and efficiency made by many others in the Austin design and construction community who may have had no knowledge of the ACV. But it was always useful to be able to point to the houses in the ACV and say that if we did it once, there was no reason we could not do it again.

It would be a shame if this particular – and important – part of Austin's residential construction history were to be lost.

Thank you.

## Brummett, Elizabeth

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**From:** Nathalie Frensley [REDACTED]  
**Sent:** Monday, March 28, 2022 9:22 PM  
**To:** Ramirez, Nadia - BC; Smith, Hank - BC; Kiolbassa, Jolene - BC; King, David - BC; Stern, Lonny - BC; Greenberg, Betsy - BC; Denkler, Ann - BC; Acosta, Cesar - BC; Woody, Roy - BC; Thompson, Carrie - BC; Boone, Scott - BC; Rivera, Andrew; Brummett, Elizabeth  
**Subject:** Item B-05 Chrysler Air Temp House C14H-2021-0164 Frensley Comment - FAVOR  
**Attachments:** Frensley Comment ZAP 03292022 B-05 C14H-2021-0164-FAVOR.pdf

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

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

Dear Members of Austin's Zoning and Platting Commission -

Please see below and find attached my comment in favor of preserving 2502 Park View Drive (Case# C14H-2021-0164) Agenda Item B-05 for Tuesday, March 29th, 2022.

Mr. Rivera, could you please place this in Back up? Thank you very much.

Very Respectfully,

Nathalie Frensley

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Dear Zoning and Platting Commissioners –

My name is Nathalie Frensley. I'm an Allandale Neighborhood Association Board member and I also chair its Zoning Committee. Today, I am reaching out as an Austinite in tech, to ask that you vote in favor of Agenda item B-05, Case number C14H-2021-0164 – the District 7 Chrysler Air-Temp House. A decision to demolish this historically significant District 7 house would be a loss to the entire Austin community.

Most cultural icons are social or political in historical significance. This house is really unique and rare because it's a science and tech cultural icon.

2502 Park View is in Allandale but it is as much an Austin-wide cultural icon as our Treaty Oak is in the West Line Historic District. In 1937 the City saw the wisdom of preserving that living icon of Texas history and took efforts, much like tonight, to save it. Just as the greater Austin community rallied around Treaty Oak in 1989 when a troubled individual tried to destroy it, so has the greater community rallied around the Chrysler Air Temp House to save it.

The Chrysler Air Temp House is an excellent Atomic/Industrial era example of Austin's early tech innovation – the same sort of innovation that made Austin the tech destination it is today. The City of Austin has carefully cultivated tech innovation as part of its municipal brand. Allowing this Austin cultural icon to be demolished would be an insult to Austin's history as the international tech destination we have become.

Thank you very much for your service to the Austin community.

Very Respectfully,

Nathalie Frensley



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Nathalie J. Frensley, Ph.D.

5601 Montview Street, Austin, TX 78756

512 589 9344



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Thank you very much for your service to the Austin community.

Very Respectfully,

Nathalie Frensley



## Brummett, Elizabeth

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**From:** Betsy Frederick-Rothwell [REDACTED]  
**Sent:** Tuesday, March 29, 2022 10:10 AM  
**To:** Rivera, Andrew  
**Cc:** Brummett, Elizabeth  
**Subject:** Comment on ZAP Commission case # C14H-2021-0164 (2502 Park View Drive)

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

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

Greetings Andrew,

The web link describing the process for submitting comments to the Zoning and Platting Commission ([https://www.austintexas.gov/404#zap\\_process](https://www.austintexas.gov/404#zap_process)) appears to be currently broken, so I am submitting my comment directly to you as the liaison for this commission.

Below please find my comment to the Commission. Could you please let me know if there is an alternate process for submitting comments?

Warm regards,  
Betsy Frederick-Rothwell

\*\*\*\*\*

Dear Zoning and Platting Commissioners,

I write in support of the re-zoning of the “Air-Temp” home at 2502 Park View Drive as part of case #C14H-2021-0164 currently being considered by the Commission. I can understand the reservations held by the owner of the property, but as a person who has studied the history of air conditioning and its precursors in the late nineteenth and early twentieth century for my doctoral dissertation at the University of Texas at Austin School of Architecture, I cannot emphasize enough the historical significance of Air-Conditioned Village and the house at 2502 Park View as a critical fulcrum in the widespread adoption of air-conditioning technology in the United States and beyond.

The history of air conditioning is arguably invisible, but this technology’s effects have been dramatic in a very short time span. In 1945 almost no American homes had central air conditioning, but in 2015 almost 90% of homes had it. However, despite the ubiquity of the air conditioning, its history is critically understudied. The house at 2502 Park View represents one of the key visible and material remnants of this history, as it demonstrates the physical changes made to the American developer-built house to accommodate and promote the installation of air conditioning technology. Its situation in Air-Conditioned Village also centers the “Air Temp” house within the economic and institutional reorientation to a fundamentally transformed indoor environment.

Although the national story of air conditioning has been the subject of some excellent histories, much less is known about how air conditioning came to be embedded in the southern regions of the United States. The “Air Temp” house is a critical remaining trace of that lesser understood history, and its material presence has significant potential to help us better understand the changes in our physical, social, and cultural relations in the course of the twentieth century. Moreover, with its location in Texas, the “Air Temp” house also represents part of a continuum within the state as a

center of early air-conditioning adoption, a successor to the Milam Building in San Antonio, the first fully air-conditioned high-rise built in 1928.

Many point to a reduction in air-conditioning use as a critical factor in maintaining the future stability of our electrical infrastructures. Yet it is unclear how we will ever get on a different path if we don't understand clearly how we got on the path in the first place. The "Air Temp" house is a vital element of our shared history that we have yet to fully grasp, and I hope that the Commission and the property owner can be persuaded to retain this piece of the puzzle for future generations.

Sincerely,

Betsy Frederick-Rothwell, PhD  
Austin, TX

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