



TRAVIS COUNTY HISTORICAL COMMISSION

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.

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

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

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

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>

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

To: Greenberg, Betsy - BC <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

From: Greenberg, Betsy - BC <bc-Betsy.Greenberg@austintexas.gov>

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

To: Myers, Terri - BC <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

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

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

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

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
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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

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
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*** External Email - Exercise Caution ***

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

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

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
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*** External Email - Exercise Caution ***

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

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
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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

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

*** External Email - Exercise Caution ***

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

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
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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

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

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

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	2502 Park View 78757	912-964-5151
DeVane	2504 Park View 78757	512-221-7051
Herbert JARVIS	2503 Park View Dr 78757	512-431-2703
Azim Hajjar	2601 Park View Dr 78757	512-554-9321
Hugh Corrigan	2510 Park View Dr 78757	512-937-4331
Dominique Levesque	2507 Park View	512-633-1419
Sue Long-Mumell	2502 Park View Dr 78757	512-791-9267
Kevin DREW	2601 N. Park Dr 78757	512-257-8791
Heather DREW	2601 N. Park Dr 78757	512-426-9851
Jim Thibault	2504 Park View Dr	512-699-6183

[illegible]

Brummett, Elizabeth

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

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

Follow Up Flag: Follow up
Flag Status: Flagged

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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

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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

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Please see the powerpoint presentation attached for your reference.

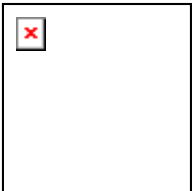
[REDACTED]

[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
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The comments below are similar to comments I sent to the Zoning and Platting Commission months go, 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.

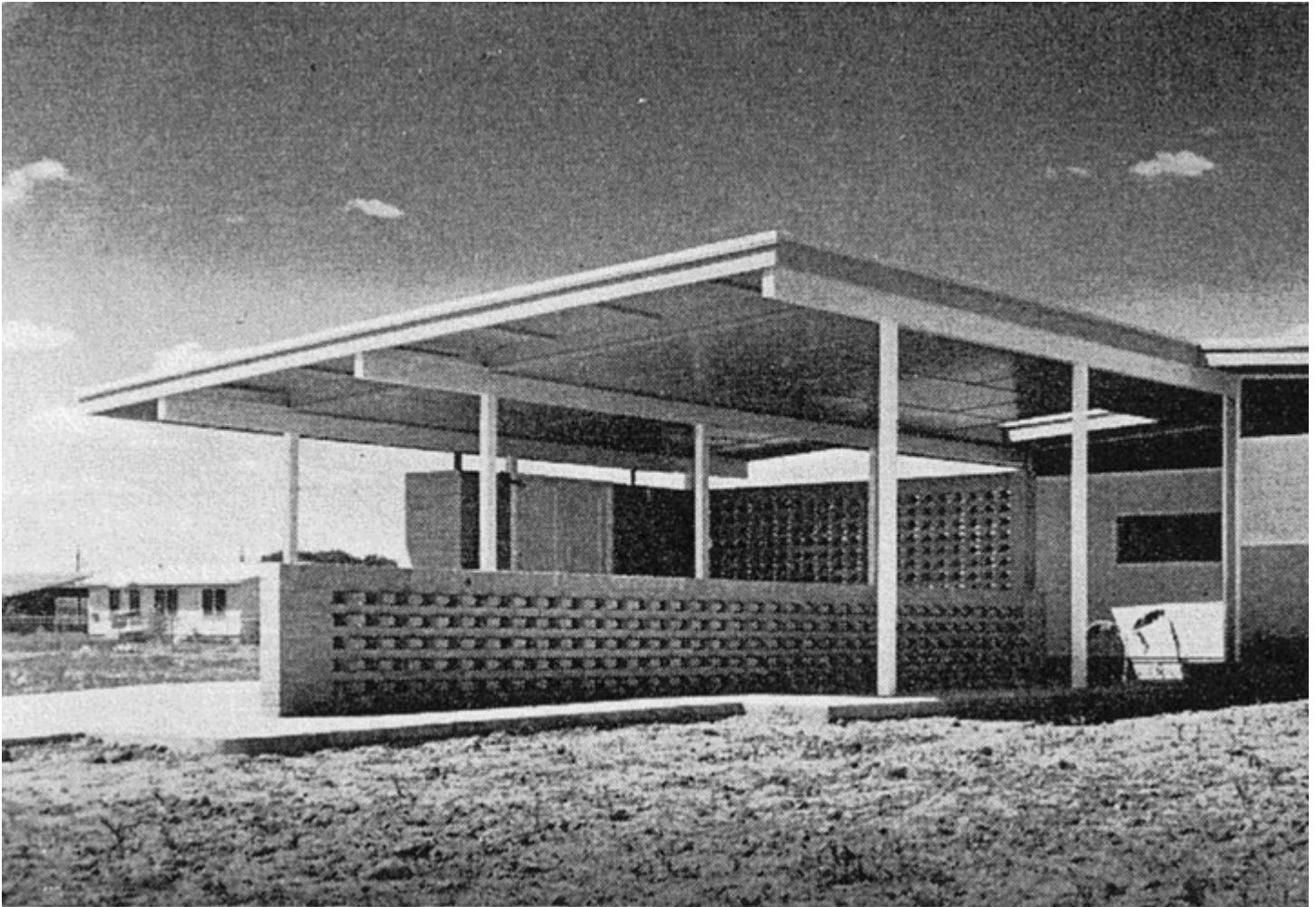
Austin should preserve the few historical structures our City has inherited. Austin is a relatively new city with fewer historic buildings compared with other older cities. That makes it all the more important to preserve the notable buildings that we do have. We preserve our cultural heritage through 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.

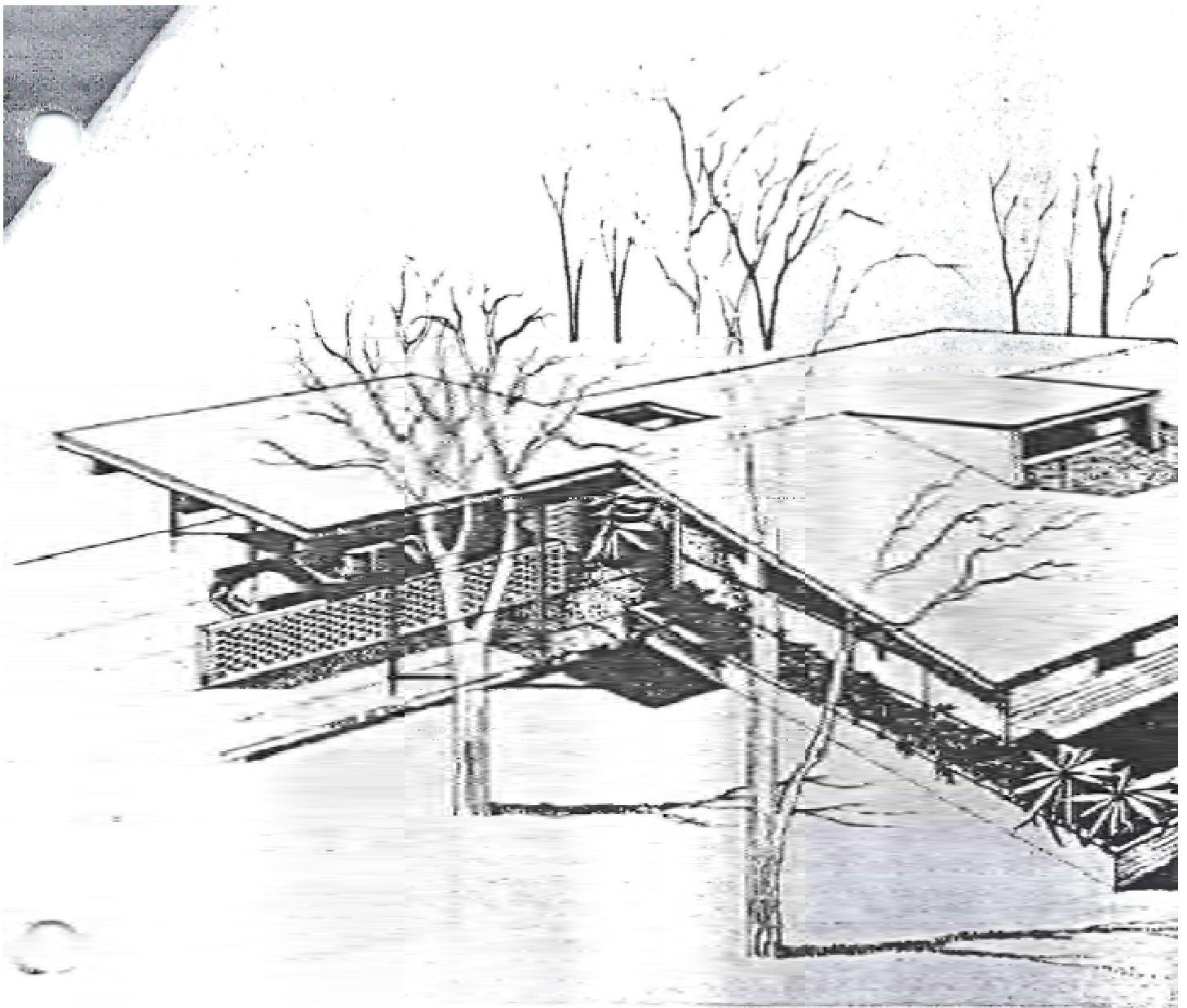
Below is a photo and drawing of the Air Temp from 1954, and two pdfs. The first pdf answers possible objections to saving the home. The second pdf is the notices I refer to in the first pdf. Please preserve this architectural and historical gem! Thank you.

Sincerely,

Carolyn Croom
Albata Avenue
Austin, TX 78757

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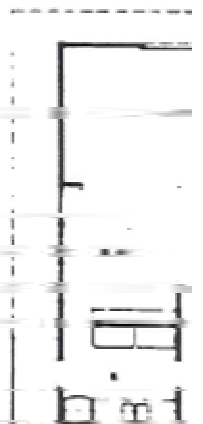
The Air Temp

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 now being called



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

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

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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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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

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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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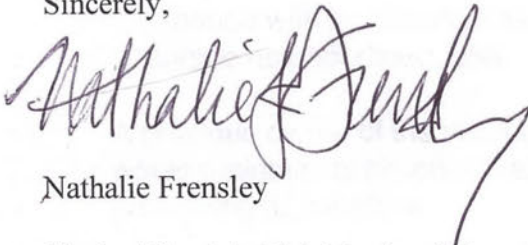
29 December 2021

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

Dear Mr. Corrigan,

The Allandale Neighborhood Association passed the resolution ^(attached) ~~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. Thank you for your consideration.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Nathalie Frensley', with a stylized, sweeping flourish at the end.

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

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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

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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

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
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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

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

[REDACTED]

--

Nathalie J. Frensley, Ph.D.

5601 Montview Street, Austin, TX 78756

512 589 9344

[REDACTED]

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Dear Zoning and Platting Commissioners –

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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 of the international tech destination we have become.

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

Very Respectfully,

Nathalie Frensley

A solid black rectangular box used to redact the signature of Nathalie Frensley.

Brummett, Elizabeth

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

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Greetings Andrew,

The web link describing the process for submitting comments to the Zoning and Platting Commission (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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