

Brummett, Elizabeth

From: Isabel Henderson [REDACTED]
Sent: Tuesday, May 3, 2022 8:38 PM
To: Adler, Steve; Harper-Madison, Natasha; Renteria, Sabino; Vela, Jose "Chito"; Kitchen, Ann; Pool, Leslie; Ellis, Paige; Tovo, Kathie; Alter, Alison; Fuentes, Vanessa; Kelly, Mackenzie; Brummett, Elizabeth
Subject: Re: #C14H-2021-0164 and Chrysler Air Temp House

Follow Up Flag: Follow up
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Dear council members,

My name is Isabel Henderson and I'm a resident of Rosedale. I'm speaking in favor of saving 2502 Park View Drive.

I'm a runner, and it seems like every single day I pass another house being demolished in Rosedale and Allandale. Sometimes it seems like there are entire blocks that are in the process of being razed and rebuilt. It makes me especially sad to see unique and architecturally significant homes, such as the Chrysler Air-Temp House, lost to time.

The house at 2502 Park View is a singular 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). There is a growing interest in environmentally minded architecture and design and this house both serves as a reminder of the past as well as a look towards the future.

It's been devastating to watch the houses in this neighborhood be demolished, one after the other. 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, Austin's neighborhoods 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.

Thank you for your time.

Sincerely,

Isabel Henderson

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Brummett, Elizabeth

From: Donna Beth McCormick [REDACTED]
Sent: Friday, May 6, 2022 7:41 PM
To: Brummett, Elizabeth
Subject: 2502 Park View Drive. # C14H-2021-0164 and Chrysler Air Temp House

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Your Name: Donna Beth McCormick

Your e-mail address: [REDACTED]

Subject: Air-Conditioned Village "Air Temp" home at 2502 Park View Drive. # C14H-2021-0164 and Chrysler Air Temp House

Message: *This house in Allandale has been written about a lot - it is historical and needs to be saved. We need to preserve the history of Austin - it's beginning to look like a lot of other cities - no class just high rises and lot line to lot line houses that are plain. Have you driven around Allandale? It is still a family neighborhood but more and more of the traditional houses are scrapped and some two story - nothing to look at house is in it's place. I have two houses and they want to buy mine all the time - two lots and they could build something really big! These houses and the high rises won't be here in 50 years like my houses are - the Erwin Center was only here 40 and they are getting rid of it! We MUST preserve our history.*

This is coming before the Council and has been presented before - SAVE IT!

Street Address: 5703 SHOALWOOD AVE, AUSTIN, TX, 78756

Council District: 7

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Brummett, Elizabeth

From: Jo Sue Howard [REDACTED]
Sent: Tuesday, May 10, 2022 2:35 PM
To: Brummett, Elizabeth
Subject: C14H-2021-0164

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As someone committed to historical preservation in Austin, I am requesting that the city council designate the Chrysler Air Temp House as "historical."

Jo Sue Howard

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Brummett, Elizabeth

From: Richard Cleary [REDACTED]
Sent: Wednesday, May 11, 2022 11:35 AM
To: Adler, Steve; Harper-Madison, Natasha; Renteria, Sabino; Vela, Jose "Chito"; Kitchen, Ann; Pool, Leslie; Ellis, Paige; Tovo, Kathie; Alter, Alison; Fuentes, Vanessa; Kelly, Mackenzie; Brummett, Elizabeth
Subject: Landmark zoning Chrysler Air-Temp House, 2502 Park View Dr.

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Dear Mayor Adler and Austin City Council Members,

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


2324 N. 5th St
Sheboygan, WI

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Brummett, Elizabeth

From: Elaine Robbins [REDACTED]
Sent: Friday, May 13, 2022 1:32 PM
To: Adler, Steve; Harper-Madison, Natasha; Renteria, Sabino; Vela, Jose "Chito"; Kitchen, Ann; Pool, Leslie; Ellis, Paige; Tovo, Kathie; Alter, Alison; Fuentes, Vanessa; Kelly, Mackenzie; Brummett, Elizabeth
Subject: # C14H-2021-0164 and Chrysler Air Temp House

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Subject: Case #C14H-2021-0164 -- 2502 Park View Drive

Dear City Council:

As neighbors adjacent to the Park View house and members of Preservation Austin, we are in favor of rezoning this house to historic. 2502 Park View is the best preserved and least modified of the 22 original Austin Air Conditioned Village homes and the strongest example of Mid-Century Modern style.

We think this home is unique and worth saving. Once you demolish a historically significant property like this one, you'll never get back that connection to the past. If you preserve it, on the other hand, you bring value to the city and enhance the appeal of the neighborhood. Thank you.

Elaine Robbins & Victor Eijkhout
Addison Avenue
Austin, TX

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Brummett, Elizabeth

From: [REDACTED]
Sent: Sunday, May 15, 2022 5:01 PM
To: Brummett, Elizabeth
Subject: 2502 Park View Drive Preservation

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Dear Mayor and City Council Members

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 Allandale history, there aren't very many of these gems left to save.

Thank you for your time and consideration.

Sincerely,
Kelly Savedra

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Brummett, Elizabeth

From: Megan Meisenbach [REDACTED]
Sent: Sunday, May 15, 2022 5:45 PM
To: Adler, Steve; Harper-Madison, Natasha; Renteria, Sabino; Vela, Jose "Chito"; Kitchen, Ann; Pool, Leslie; Ellis, Paige; Tovo, Kathie; Alter, Alison; Fuentes, Vanessa; Kelly, Mackenzie; Brummett, Elizabeth
Subject: # C14H-2021-0164, Chrysler Air Temp House, 2502 Park View Drive

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Dear Mayor and Council Members,

The Chrysler Air Temp House should be preserved with an SF-2 H designation, and its innovative features should be considered for buildings in Austin.

2502 Park View Drive embodies Austin's significant postwar heritage and community values: - The Air Conditioned Village is embedded in Austin's identity.

The "overhangs" of the roof shade the windows. The passive cooling features are important to highlight by preserving this house

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.

He was president of AIA Austin. an

His buildings 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.

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.

Sincerely,

Megan Meisenbach

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Brummett, Elizabeth

From: John Tate [REDACTED]
Sent: Sunday, May 15, 2022 6:23 PM
To: Adler, Steve; Harper-Madison, Natasha; Renteria, Sabino; Vela, Jose "Chito"; Kitchen, Ann; Pool, Leslie; Ellis, Paige; Tovo, Kathie; Alter, Alison; Fuentes, Vanessa; Kelly, Mackenzie
Cc: Brummett, Elizabeth
Subject: Item Nr. C14H-2021-0164, Favoring preservation of 2502 Park View Avenue, the Chrysler Air-Temp House

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To the members of the Austin City Council:

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 an action of the Board late last year relevant to this case. 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.

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.

Even back then, Austin was a leader in green building!

Many in Allandale appreciate the history of the neighborhood, and hope some of its material aspects will be preserved. In December of 2021, 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: Carolyn Croom [REDACTED]
Sent: Sunday, May 15, 2022 9:31 PM
To: Adler, Steve; Harper-Madison, Natasha; Renteria, Sabino; Vela, Jose "Chito"; Kitchen, Ann; Pool, Leslie; Ellis, Paige; Tovo, Kathie; Alter, Alison; Fuentes, Vanessa; Kelly, Mackenzie
Cc: Brummett, Elizabeth
Subject: Concerning the Austin Air Conditioned Village's 2502 Park View Drive "Chrysler Air Temp" house (C14H-2021-0164), Item # 75

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The comments below are similar to comments I sent to the City Council on February 21st, but there are differences. The email below has a new bolded section which details support from preservation organizations.

Dear Mayor and Council Members,

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.

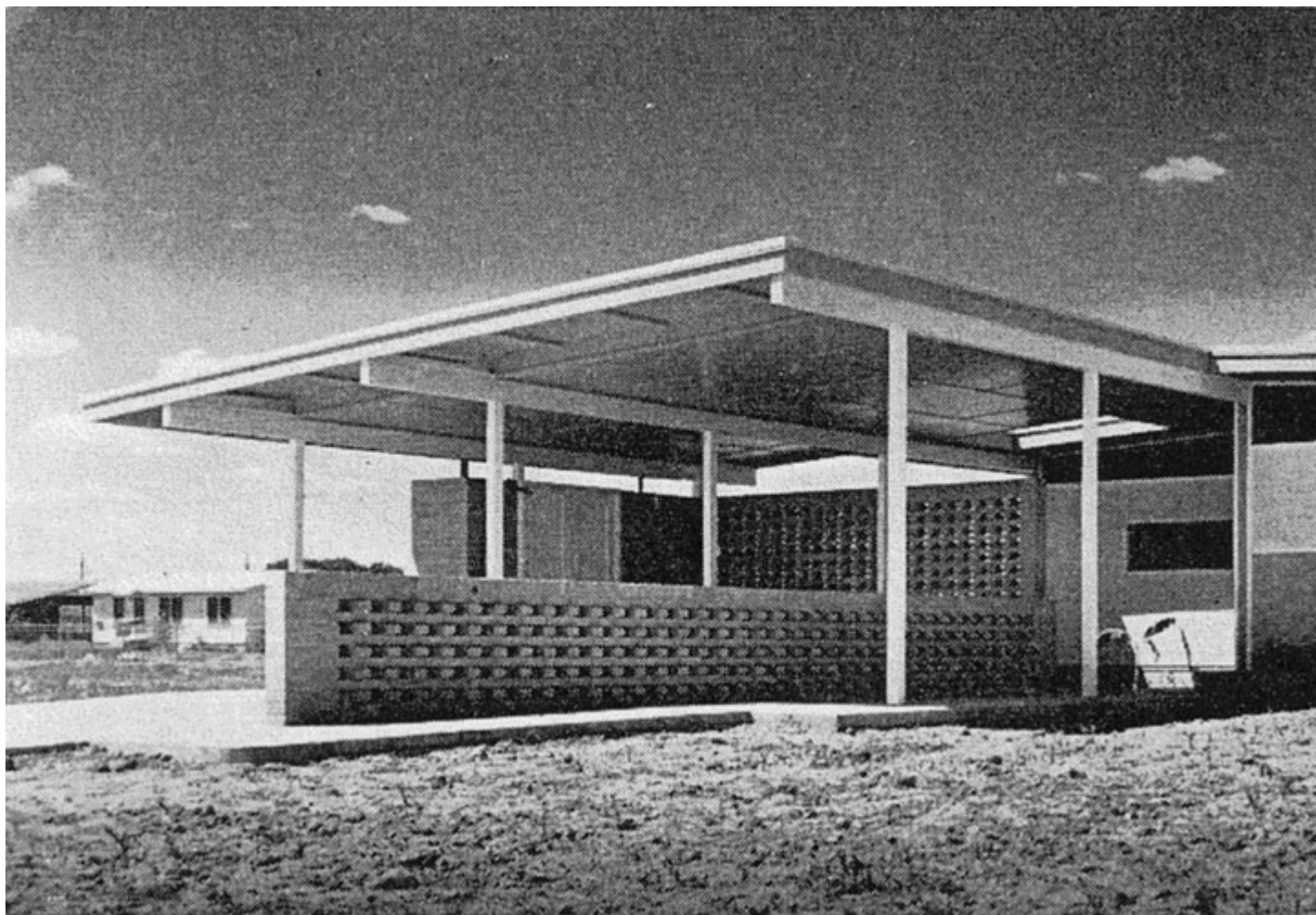
Important to include modest-sized homes among Austin’s Historic Landmarks. At 1160 square feet, this small home with a big history well deserves a place among Austin’s historic mansions and public buildings.

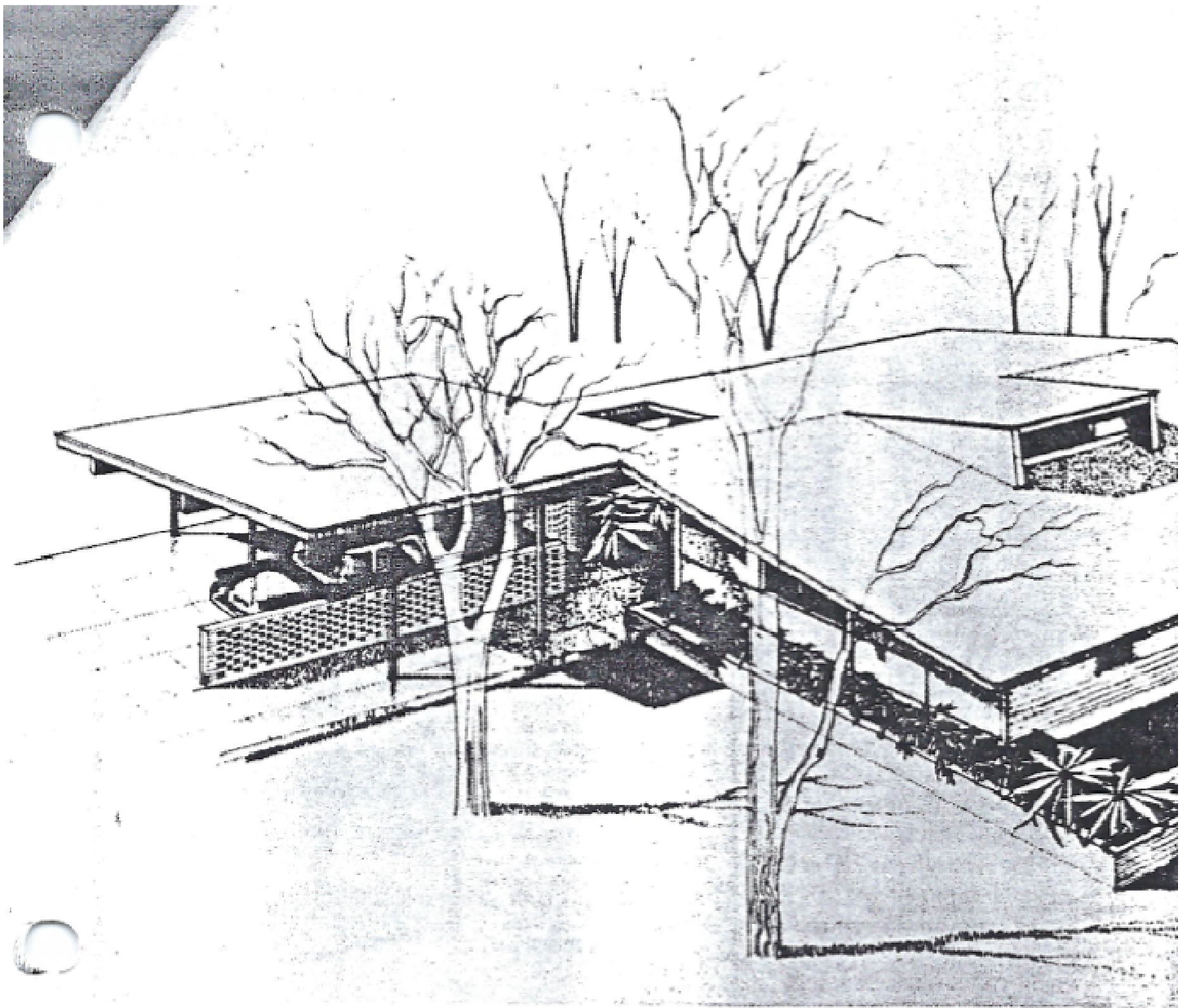
Austin should preserve the few historical structures our City has inherited. Austin is a relatively new city with fewer historic buildings compared with other older cities. That makes it all the more important to preserve the notable buildings that we do have. We preserve our cultural heritage through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

Sincerely,

Carolyn Croom
Albata Avenue
Austin, TX 78757





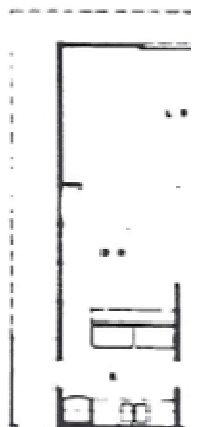
The Air Temp

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) gray beige siding



Brummett, Elizabeth

From: Jason John Paul Haskins [REDACTED]
Sent: Monday, May 16, 2022 9:17 AM
To: Adler, Steve; Harper-Madison, Natasha; Renteria, Sabino; Vela, Jose "Chito"; Kitchen, Ann; Pool, Leslie; Ellis, Paige; Tovo, Kathie; Alter, Alison; Fuentes, Vanessa; Kelly, Mackenzie
Cc: Brummett, Elizabeth
Subject: Statement for Backup to City Council - Air Temp House / 2502 Park View Historic Zoning

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Mayor Adler and Council Members:

I am writing to you regarding the preservation of Chrysler Air Temp House (2502 Park View) as a board member of MidTexMod, as a licensed architect practicing in Austin, and as an advocate for housing affordability. I testified at the Zoning and Platting Commission hearing regarding the property and was shocked and saddened by what was said. In light of all of that, I would like to personally share the following key considerations and facts for this case as a supplement to MidTexMod's letter in support of preservation and local historic designation.

1. **The property undeniably qualifies for the requirements for local designation.**
 - a. In truth, it far exceeds the minimum standards.
 - b. This is attested by the unanimous vote of the City's Historic Landmark Commission, by the professional historians/preservationists on staff at the City, by the Texas Historical Commission (related to the NRHP district nomination), and by multiple professionals with experience working with the requisite standards and criteria as they are applied and interpreted.
 - c. The owner's legal representation attempted to argue that the house did not meet the requirements at the ZAP hearing but instead demonstrated a miscomprehension of the terminology and standards (i.e., "integrity," "period of significance").
2. **Preservation of this property is in the interest of the City as a whole due to specific connections to Austin's culture.**
 - . The AC Village as a whole was and is a nationally recognized critical moment in Austin's leadership in green building science and practice.
 - a. Preservation in Austin cannot continue to be limited to rubber-stamping tax breaks for wealthy white West Austinites. We are slowly making progress in broadening what is accepted as historically significant to include more diverse experiences. In this case, it would be a recognition of the history of Austin's post-war middle-class expansion and intentional adaptation of new building technologies to a broader spectrum of the population. History cannot just be the stories of the rich and famous.
 - b. The City has in the past failed to protect other houses in the district. These mistakes cannot justify further destruction.
3. **The owner's claim that he was not aware of even the possibility of historical significance is demonstrably false.**
 - . During the organized opposition against the nomination as a National Register of Historic Places, the owner lived in the neighborhood.
 - a. It is a matter of public record that the owner's agent and developer/builder, Dominique Levesque, was notified by the Texas Historical Commission of the nomination. He subsequently organized the opposition to designation.

- b. Records of the previous case before HLC in 2020 are available publicly through the City of Austin records and website. If the sellers withheld this information, it could have come up in due diligence when Mr. Corrigan purchased the property in May 2021 (per TCAD records), especially if Mr. Levesque, who was aware of the NRHP case, was involved.
- 4. **Designation over owner opposition must be taken seriously, especially for homesteads and for long-term owners.**
 - . In this case, however, the owner has recently purchased the property in question as a second property.
 - a. Historic designation does not financially burden owners in the way that many owners assume and falsely attest. On the contrary, it enables ad valorem tax property tax exemptions and can lead to tax credits for preservation and repairs.
 - b. Preservation Austin and others have offered to assist the owner in taking advantage of these benefits.
- 5. **This type of demolition worsens housing affordability issues.**
 - . An attempt was made at ZAP to present an argument related to housing affordability that would support demolition. Any such argument would be completely backward.
 - a. The practices of flipping houses and replacing existing housing stock with new, larger homes (without increasing family unit density) are prime contributors to rising housing costs in a neighborhood.
 - b. The greatest threat to affordability in existing single-family neighborhoods is non-resident owners, especially those purchased for redevelopment.
 - c. Increasing the property's improvement value necessarily increases the property tax assessment, further limiting who can live in or remain in a neighborhood.
 - d. You cannot buy a second property and claim financial hardship.
- 6. **This is the usual process for a demolition application for any structure.**
 - . The owner's testimony at ZAP expressed a desire simply to go through the normal process. From my external perspective, this is the usual process. The City reviews all demolition applications for structures more than 50 years old for potential historical significance.
- 7. **The reservation of some ZAP Commissioners related to "spot zoning" was fundamentally flawed.**
 - . "Spot Zoning" is considered poor practice by many of the ZAP Commissioners; this is, in general, a complex and contextual issue. However, by its very nature, "-H" zoning is explicitly and exclusively applied to single properties and therefore cannot be objected to as "spot zoning."

--

Jason John Paul Haskins, AIA, LEED AP BD+C

██████████ | 512 293 2460

<http://locusiste.org>

Non ne vides quod domus mea destruitur?

Vade igitur et repara illam mihi.

--

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Brummett, Elizabeth

From: Kevin Smith [REDACTED]
Sent: Monday, May 16, 2022 1:24 PM
To: Adler, Steve; Harper-Madison, Natasha; Renteria, Sabino; Vela, Jose "Chito"; Kitchen, Ann; Pool, Leslie; Ellis, Paige; Tovo, Kathie; Alter, Alison; Fuentes, Vanessa; Kelly, Mackenzie; Brummett, Elizabeth
Subject: # C14H-2021-0164 and Chrysler Air Temp House

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 amongst others). As well as over 205 of my fellow Allandale neighbors (residents of the Allandale's zip codes) and over 660 Austinites, almost 1,390 people (and over 75 comments) 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 that 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).

Lastly, I encourage the City Council to help fulfill one of the charges in the Imagine Austin Plan by helping protect this gem /unique place.

Kindest Regards,

Kevin

Brummett, Elizabeth

From: Carla Penny [REDACTED]
Sent: Monday, May 16, 2022 2:33 PM
To: Adler, Steve; Harper-Madison, Natasha; Renteria, Sabino; Vela, Jose "Chito"; Kitchen, Ann; Pool, Leslie; Ellis, Paige; Tovo, Kathie; Alter, Alison; Fuentes, Vanessa; Kelly, Mackenzie; Brummett, Elizabeth
Subject: Please vote to preserve 2502 Park View Drive, 78757

Follow Up Flag: Follow up
Flag Status: Flagged

*** External Email - Exercise Caution ***

I am writing in support of historical designation for 2502 Park View Drive, Austin 78757.

I have lived within a few blocks of this house for almost 30 years and have long admired it for its charming mid-century architecture that seems like something straight out of a technicolor movie from the 1950's!

It is a classic design that captures an era perfectly. I admired this home long before I had ever heard of its historical significance as a prototype for the feasibility of central air conditioning for middle income homeowners. Knowing that increases my desire for preservation.

The person who purchased this home was fully aware of the potential historical zoning, yet bought it in speculation that such zoning would not be approved and they would be able to build a large and profitable house on the lot (or move into it and sell their existing large, recently built, modern house two doors down).

Every day, on every street in this neighborhood, houses are being razed to be replaced by new, large and VERY expensive homes--which I'm certain is the plan for this property.

Razing this home will not improve affordability in any way, instead it will erase a part of our community's history that, once gone, we will not be able to reclaim.

Please vote to approve historical zoning for 2502 Park View.
Thank you,

Carla Penny
2500 Albata Ave
Austin, 78757

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Hugh Corrigan

2510 Park View Dr
Austin, TX, 78757
512-937-4331
[REDACTED]

To Whom it may concern,

I am writing to you to request that you vote against the proposed rezoning of 2502 Park View Dr to SF-2-H (Historic), which I as the owner am firmly against. Additionally, most owners of these homes in this feel the same way and are strongly against rezoning in cases where the owner is opposed. It also did not receive enough votes in favor at Zoning and Planning for them to recommend. It feels to both me and my neighbors as though the actions of a small number of well-connected individuals pushing for this are unfair, divisive and go against the wishes of our community.

In addition to the details here I've also attached the following documents:

1. Engineer's Report regarding the condition of the property
2. Neighborhood Letter of Opposition to individual rezoning against owners wishes, signed by other Air Conditioned Village homeowners.

The proposed rezoning has been attempted to be pushed through because of my application for a demolition permit, filed so that I can build a new home on the property. This new home would be energy efficient and modern, but in keeping with the designs seen in the rest of the community. The existing structure has been derelict for 4 years, and has major damage to the foundation, potentially dangerous asbestos and many other failings making it prohibitively expensive to salvage, as seen in the engineering report. Additionally, the experimental nature of the initial construction of these homes makes them less suitable to renovation, due to nonstandard shapes and sizes of fixtures and building materials more generally. They are also extremely energy inefficient and result in very high heating and cooling bills for those who live in them due to how much energy is wasted. The plumbing and electrical wiring in all of these homes have extensive issues.

A large number of my neighbors attested to this in the Zoning and Planning meeting and I believe will be in contact with you via email and also at the City Council meeting too, where they will likely repeat their opposition to historic zoning in our neighborhood. These feelings are echoed in the letter we have all signed that I have included in my email.

It feels like there has been either some misunderstanding or misrepresentation of these facts along the way by the proponents of such preservation, who have failed to acknowledge the true condition of the existing structure, as well as the merit of its uniqueness. It has been described as the best remaining example of one of these homes and having unique value, even though there is a twin home in much better condition on the same street at 2700 Park View Dr. It also has been derelict for years, stripped and has a cracked foundation, while several other of the original homes are still being lived in, so to claim it is in uniquely good condition is just misleading. It does not also have the original AC system that is the defining feature of the historic claim. This was removed 15 years ago, so nothing now differentiates it from the much more intact house at 2700 Park View. Austin needs more homes and imposing undue burdens on properties that result in them lying derelict does not serve the community. The demands many have made that I keep two walls and do away with the rest would leave it exactly the same as that house (2700 Park View) in every way, so clearly they do not believe it is unique or has a uniqueness that needs preserving.

The community as it was originally conceived is known as the Air-Conditioned Village. It consisted of 22 experimental homes made to test out central air conditioning as a viable solution to living in hot climates like Austin. These houses were built using donated and leftover building supplies, and as such many of them are not of the best quality. They are prone to flooding and difficult to do work on, as mentioned by several other of my neighbors. In the case of 2502 Park View Dr, the actual central air conditioning from the experiment was removed and replaced with a standard modern unit in 2006.

For many years the City of Austin had no issue granting demolition permits for these properties. Over half of the ACV homes have former or existing demolition permits that have been granted. The turning point here appears to be when Elizabeth Brummett of the City of Austin Historic Preservation department applied initially (as a private citizen) to submit these homes to the National Historic Register, which was used as a means of sending subsequent demo applications to the Historic Preservation Department. This has been a very contentious move for us in the community, as Ms. Brummett's college Masters Thesis was on this topic and as such feels close to a conflict of interest, as she would stand to gain reputationally from

such an inclusion. In response to this submission to the National Historic Register, our community organized and voted against such inclusion, which I believe defeated by 17 votes to 1 (with some abstentions), a measure of how opposed to such a designation the homeowners were. There was a feeling at the time that this would be used as a roadmap to target individual homes, which was why the community was so animated in voting against it. This has quite clearly proven to be the case despite our wishes, and now we're forced to spend incredible amount of time, effort and in my case money fighting this.

The time and place for such a community designation would have been either when accepted by the community, or before the city had issued demolition permits to many of the homes over many years. The individual targeting of single homeowners against their wishes is divisive and causes high levels of anxiety and frustration in our community, as evidenced by this ongoing case. This is essentially forced spot zoning and feels to our community like the power of one city employee being wielded against the wishes of the actual property owners.

As a community, we are not against changes to Historic Designation when and only when the owner of the property is in favor of it. We would all happily support the case or cases where the city found a homeowner in favor of their own property receiving such designation, and I have attached a signed document by many of the homeowners attesting as such. For those cases where the owner does not agree, we feel that a documentation package on the property should be sufficient record and no formal impositions should be made against homeowner wishes. The only owner of an ACV home in support of rezoning 2502 is the resident at 2500, who specifically states that his own property is not suitable for preservation because changes have already been made to it. This is obviously a hypocritical position and his oftentimes misleading campaign via multiple channels of social media against the wishes of me and the community to enforce historic designation have caused great distress to me and the other homeowners. Again, his demand to keep two specific walls of the home while saying that his own property has been changed too much is not a coherent or fair reasonable argument.

To the rest of us in the community, we felt that the National Historic Register vote was a comprehensive rejection of forced historic designation, yet now attempts to rezone my property are underway against my wishes. This has been incredibly stressful for me and for months I have had extreme anxiety and many sleepless nights over this. Due to my lack of knowledge in this area, I have also had to enlist legal guidance on the matter which has resulted in costs far beyond what I could have imagined. It is only through

the support of my neighbors that I've been able to fight on and not feel completely trapped and overwhelmed by the situation.

Over 25 residents of neighboring homes have signed documents supporting my right and rejecting the change of designation against my wishes. On no less than 4 occasions have many my neighbors taken time out of their schedules to speak at the Zoning and Planning meeting in my favor only for it to be postponed, twice on the day of scheduled hearings, and once while we were at the meeting ready to speak. This has only added to the feeling that treatment of our feelings on the matter has not really been fair and balanced. Numerous further actions by the city detailed in a letter of complaint my attorney filed with the city have only added to this feeling.

When the Zoning and Planning meeting did happen, they did not have sufficient votes for a recommendation, so this application for rezoning does not have one, and has an owner in opposition (me). This is despite what felt to us like a very unfair hearing where several members of the committee were totally dismissive of mine and other owners concerns, and set out to push a narrative that seemed to ignore the facts of the case in favor of historic designation. I was not allowed to speak even when trying to clarify an answer to a question I had been asked by the committee, and when I asked for assistance from my attorney clarifying some points they refused to let her speak. This exchange can be seen from 2.42 onwards in the meeting:

<https://austintx.new.swagit.com/videos/157643>

The way that I and my neighbors were dismissed here was extremely frustrating to us, and we felt that multiple members of the committee were extremely biased. Costs involved, the condition of the home and dangers of asbestos, etc were disregarded and just described as non-issues. Additionally, they tried to heavily push the idea I knew or should have known the property was historically protected, even though it had no such protections on it when I purchased it. These factors I believe caused some unease among the other members of the committee who they tried to persuade to vote in favor, which I believe is why there ended up being a couple of abstentions and ultimately no recommendation for rezoning.

Thank you for taking the time to read this, and I would greatly appreciate your support in denying the attempts to change the designation of this property against my wishes. Please don't hesitate to reach out if you have any further questions.

Sincerely,

Hugh Corrigan

512-937-4331



Engineer's Report

SUBJECT:

Foundation and framing performance and suitability for reuse
2502 Park View Drive, Austin, Texas 78757

JOB NUMBER:

21116

DATE OF SITE VISIT:

June 10, 2021

At his request, I met with builder Dominique Levesque on site to review the current performance of the building and to offer an opinion about its suitability for reuse in a renovation. This report is a summary of our discussion and my observations.

Built in the 1950's, the house is a one-story ranch style with a slab-on-ground foundation and wood-framed superstructure mostly clad with siding. It has reportedly been unoccupied for approximately four years.

I observed signs of foundation movement including a significant floor crack with corresponding cracks in interior gyp walls. I did not measure floor elevations, but distortions were noticeable and corresponded with distress in finishes. Roof leaks were apparent from stains on ceilings in several locations. The extent of wood damage from these leaks is unknown.

The foundation deflection and likely damage to wood framing from roof leaks will require further investigation before the building could be considered or reuse in an extensive renovation. Given the age of the building, I believe that further investigation would reveal that the cost to renovate will be significantly higher than the cost to replace. Therefore, I believe the best path forward would be removing the existing foundation and framing and replacing it with a foundation and framing that meets modern standards of design and construction.

SIGNED:

Dennis Duffy, PE



DISTRIBUTION:

Dominique Levesque with Levesque & Co.
[Redacted]

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
Debra	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
Levin DREW	2601 N. Park Dr 78757	512-257-8791
Heather DREW	2601 N. Park Dr 78757	512-426-9851
Jim Threlkeld	2504 Park View Dr	512-699-6183

[illegible]

Brummett, Elizabeth

From: [REDACTED]
Sent: Monday, May 16, 2022 6:25 PM
To: Adler, Steve; Harper-Madison, Natasha; Renteria, Sabino; Vela, Jose "Chito"; Kitchen, Ann; Pool, Leslie; Ellis, Paige; Tovo, Kathie; Alter, Alison; Fuentes, Vanessa; Kelly, Mackenzie; Brummett, Elizabeth
Cc: Barge, Sara; McGregor, Thomas; Bickers, Leland; Halley, Shannon; Phillips, Atha; Jones, Nathan; Hartnett, Lauren; Barragan, Yuri; Laudon, Avi; Bray, Timothy; Tiemann, Donna; Brinsmade, Louisa; Scruggs, Ed; Montgomery, Julie; Cadena-Mitchell, Kurt
Subject: #75 C14H-2021-0164 Chrysler Air Temp House
Attachments: Technology Project.pdf

Follow Up Flag: Follow up
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*** External Email - Exercise Caution ***

Mayor and Council members,

I will be speaking Thursday to support Historic Zoning of a very special Austin place. The Chrysler Air-Temp House that was part of the Air Conditioned Village. I've attached a more thorough discussion to this e-mail, but the house deserves preservation for these six things.

- 1] The AC Village was Austin's First Technology Project
 - The project was about mechanical technology because the electronics revolution had not yet begun. [The invention of the transistor was ~5yrs prior, and The Univas-1 computer used vacuum tubes & relays.]
 - The project had national effects, and impacted how houses are designed, and developed new materials.
 - Forerunner of Austin Green Building
- 2] New technology for AC
 - New safe heat transfer chemical replacing ammonia enabled AC design improvements
 - Fiberglass Insulation and sealing of air cracks was developed
- 3] New Architecture, different from 'usual' Northern house design, specific for the 'Hot South'
 - South has No basements, does have hot attics, vs Northern [think Cleveland] traditional design
 - Prevent mixing outside with inside, sealing & insulation
 - Insulated ducts carrying conditioned air
 - Repeated Circulation and filtering of inside air vs. prior one-pass
 - Architectural design features to manage sun's heat
- 4] Proved AC Market, that led to further products
 - Window Units follow from the new AC design, and they had nationwide impact
 - AC in Cars
- 5] FHA & VA Loans
 - Financial markets follow the project, Big Deal for builders and bankers
 - Ordinary people could get a mortgage on an air conditioned house
- 6] 2502 Park View had Special Architect, Notable 1st Resident

- Mr. Day has great reputation and this house is great example
- The long time [more than 50 yrs] first family was top management at Austin's major iron supplier, Tip's

Iron Works

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Joseph Reynolds
2611 West 49th St
Austin, Texas 78731

512-454-8880(h)

512-297-4841(c)

Air Conditioned Village
Austin's First Technology Project

Air Conditioned Village was a joint project of the American Association of Home builders and University of Texas. It was to examine the suitability of AC in ordinary homes, measuring costs such as building material and utilities, social and health impact, its' risk to mortgages, and the benefit of various architectural innovations. It lasted several years in the early and mid 1950s.

Technology innovation in the '50s was almost completely mechanical or chemical; oil drilling, jet engines, airplane wings, plastics, . . .

Electronics was not 'the thing'. The transistor was invented in 1947 at Bell Labs, and was just being investigated as basic physics. The Nobel Prize for it was not awarded until 1956. The computer of the day was the Univac-1, and it was vacuum tubes and relays. It was constructed in room sized functional blocks; I've walked inside one.

The house considered here, at 2502 Park View, called the Chrysler Air-Temp House, had a new version of air-conditioning, and new architecture to best utilize it. In 1950 air conditioning was for Movie Theatres and Department Stores, and for Ice-Houses where blocks of ice were frozen and delivered to houses, so 'ice-boxes' could keep food cool. AC works by recycling a fluid through a cycle of evaporation [where heat is extracted from air blowing over finned coils carrying the fluid] and then compression and cooling to condense it back into the liquid form, so it can again be evaporated into gas and cool more air.

The usual 1950s heat transfer fluid was ammonia, which is dangerous if there is a leak, and which has such heat of vaporization parameters, that a water chilled cooling tower was needed to change back from gas to liquid for recycling to repeatedly extract heat. Chrysler Air-Temp, and some other manufacturers, found a DuPont laboratory curiosity compounded in the 1930s to investigate Fluorine chemistry, and got some produced for testing and AC design. It was safe to humans if it leaked, and didn't need the water chilling.

2502 Park View was one of the first installations of this new AC design.

The AC Village had to change the usual design of houses. In 1950 most of the population was in the North, think Cleveland. Houses had basements with furnaces and attics. In the South, basements aren't needed and attics are hot as furnaces. The Northern house heated the ground floor using ducts that sent hot furnace-air to floor vents, where being lighter than cool air, it rose up and mixed with the room-air. The upper stories were heated by sending hot water or steam to radiators, where they heated the air.

The AC Village developed the modern configuration where, using a fan, house air is repeatedly passed over the cooling coils, filtering and chilling at each pass. This reduces utility costs if the house-air is isolated from outside-air. In the summer outside-air is hotter than inside, and in winter it is colder. The AC needs only maintain the inside temperature, not fully chill or heat all the time.

The architects of AC Village had to include ways to keep outside-air outside, and inside-air inside. They began to seal the houses as a barrier to infiltration, and to insulate walls and ceilings to stop conduction and radiation heat. They developed roof overhang to shade windows. Think Austin Green building.

The architects introduced new materials for sealing and for insulation. Through the 1940 asbestos was the standard thermal insulator, on steam pipes, on furnaces, in stoves. The AC Village saw the use of Fiberglass for insulation, in walls, ceilings, pipes, and air ducts, so the cool air didn't warm as it was sent to the various rooms of the house. Fiberglass was invented in the 1930s, but during the 1940s, and WW-II, it was used to weave strong fabric. The AC Village saw the beginning of what would become 'pink insulation'. The changes were revolutionary at the time.

Asbestos didn't disappear; it remained in building material, but not as insulation. It provided strength in cement based house siding and in floor tiles, but it was not in breathable form. This house won't release asbestos until it is demolished and the siding is crushed.

The AC Village proved the new technology, and demonstrated a market. So, manufactures developed more uses for Air Conditioning. One of the most widely used, and with major impact, was to put the whole refrigeration mechanical process into a box. The room cooling coils for the inside-air at one end of the box, and the hot coils where compression/condensation happen at the other end of the box. Mount the box in a window and plug it in, cool air in the room, heat outside – it was the Window AC. It allowed cooling of spaces where insulated ducts couldn't go room-room. Places like existing houses, and tall 1920s stone office towers. They all had windows, now they could have AC. But, the biggest 'new' use is one universal today – AC in cars. By 1958 Buick and Cadillac had the option of clear plastic ducts coming from the car's trunk to get cool air for the passengers.

The AC Village also changed Finance. Both the Federal Housing Administration and Veterans Administration supported the post-war housing boom with subsidized mortgages. Both FHA & VA closely monitored the AC Village, and when it completed they both offered their rates on air-conditioned homes for ordinary people.

AC Village was an Austin project with major impact on society, and this house, the Chrysler Air-Temp House, is where things started. It had the new AC, new air circulation, new shade architecture, new insulation, and new Finance. It was the family home of the head of Tips Ironworks for about 60 years. It must be preserved.

Brummett, Elizabeth

From: Cynthia Keohane [REDACTED]
Sent: Monday, May 16, 2022 8:09 PM
To: Adler, Steve; Harper-Madison, Natasha; Renteria, Sabino; Vela, Jose "Chito"; Kitchen, Ann; Pool, Leslie; Ellis, Paige; Tovo, Kathie; Alter, Alison; Fuentes, Vanessa; Kelly, Mackenzie
Cc: Brummett, Elizabeth
Subject: # C14H-2021-0164 - Chrysler Air Temp House

Follow Up Flag: Follow up
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Dear Mayor and Council Members,

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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Meghan King, Programs and Outreach Planner

May 17, 2022

Austin City Council
301 W. Second Street
Austin, Texas 78701

Re: 2502 Park View Drive

Dear Mayor Adler, Mayor Alter, and City Council Members,

We respectfully submit the following testimony presented by Mary Kahle, Preservation Austin's Policy Intern, at the Zoning and Platting Commission's March 29, 2022, meeting. Attached is our original letter advocating for historic zoning for 2502 Park View dated June 12, 2020.

Thank you for your service to our community.

Sincerely,

March 29, 2022

To the Zoning and Platting Commission:

Preservation Austin has previously come out in support of historic zoning for 2502 Park View, the Chrysler Air-Temp House. As other speakers will discuss, 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 the City of Austin to achieve a compromise, 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 in mid-century architecture. We have featured many such homes in our programming and feel that a successful historic preservation outcome can be reached.

Equally important to its historic value is the home's place in Austin's story as a leader in green building. By 1962, almost 6 ½ 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 ours. However, the energy crisis hit as AC use soared. Oil price increases of the 1970s spurred research to improve energy efficiency and find renewable sources. This, combined with the environmental movement of the 60s 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 needed to meet Austin's growing power needs. In the early 80s, 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" made business sense, and it was expanded and later applied to Austin's water issues.

The concepts were expanded again and implemented to reduce construction and renovation waste, a new concept in the early 90's and an issue that continues to affect livability today. Inspired by this work and that of other 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 program's success caught on, the Department of Energy negotiated with Austin for the program's name, and the EPA and the DOE 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 Austin's commitment to sustainability and forward-thinking design.

Mary Kahle,
Policy Intern, Preservation Austin

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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

Brummett, Elizabeth

From: Kelly Cameron [REDACTED]
Sent: Tuesday, May 17, 2022 11:06 AM
To: Adler, Steve; Harper-Madison, Natasha; Renteria, Sabino; Vela, Jose "Chito"; Kitchen, Ann; Pool, Leslie; Ellis, Paige; Tovo, Kathie; Alter, Alison; Fuentes, Vanessa; Kelly, Mackenzie; Brummett, Elizabeth
Subject: C14H-2021-0164 - Chrysler Air Temp House

Follow Up Flag: Follow up
Flag Status: Flagged

*** External Email - Exercise Caution ***

Dear Mayor and City Council Members,

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 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

Joe Sayers Avenue, Austin TX 78756

512-789-6218

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Brummett, Elizabeth

From: Tabatha [REDACTED]
Sent: Tuesday, May 17, 2022 11:52 AM
To: Harper-Madison, Natasha; Adler, Steve; Renteria, Sabino; Vela, Jose "Chito"; Kitchen, Ann; Pool, Leslie; Ellis, Paige; Tovo, Kathie; Alter, Alison; Fuentes, Vanessa; Kelly, Mackenzie; Brummett, Elizabeth
Subject: RE#C14H-2021-0164 and CHRYSLER AIR temp house
Attachments: petition for ms. Sheryl.docx

Follow Up Flag: Follow up
Flag Status: Flagged

*** External Email - Exercise Caution ***

My name is Sheryl Kelly Ginsburgh. I live on Greystone Drive. I am speaking for myself and I support the preservation of the Chrysler air temp home at 2502 Parkview drive. I had the benefit of growing up in Austin's air conditioned village and the pleasure of living in 2502 Parkview .

My parents loved the home at 2502 Parkview. They frequently drove out of their way to admire it. Given their fields this was quite a compliment. My father was a structural engineer who became President of Austin's tips iron and steel company, the oldest steel fabricating firm in Austin. He was responsible for contributing to Austin's skyline. My mother was an accomplished artist whose Master's Degree was funded by a grant from the National Endowment for the Arts. Both were active in their fields, respected, and recipients of many honors.

Both parents recognized the lines , angles, plains, positive and negative spaces, and more, that Fred Day had designed into the Chrysler Air temp home. They saw the fluidity and harmony these elements created. I have come to call this home an example of Art-Chitecture. As those two fields are so completely entwined here. More formally , this house is an ICONIC example of mid-century modern architecture . It is PRIZED ARCHITECTURAL HISTORY.

Some residents on Parkview drive consider the Chrysler air temp home, "THE HOME that defines Parkview drive , " (enfisis is there's) . They are adamant that the home not be destroyed. Unfortunately, this group was never canvassed , polled or questioned but insisted on being heard. I listened.

When the home was four years old, for an anniversary gift, my father gave it to my mother. They were both elated! "The price of the home was about \$17,000 , proving the point of Austin's air conditioned village; middle class Americans could afford central air conditioning. "

My Parents moved into their dream home when I was five and lived there for 60 years. For this entire time they gave tours of the home to passers by, who were intrigued by it and asked to see the interior. They were not disappointed. At 5 years of age I moved into paradise!! There were children to play with and we took full advantage of the vast fields of tall bluebonnets. We built forts , gathered arrowheads, found part of a plow, all the while avoiding the countless horned toads that ruled the fields. We frequently wondered about the former residents of the field. We had them gone and why? Did they move to cooler climes? We kids played hard under the Texas sun, in the heat, and knew we would go home to air conditioning and kool aid. As outside temps soared our parents visited inside in cool air. For both children and adults, life-long friendships were formed. There was a sense of community , happiness and belonging. "Is this true today?".

I realize now that my pleasant childhood was heavily influenced by Fred Day's architecture and its inclusion in Austin's air conditioned village.

Where are the horned toads today? Where are the Indian heads and artifacts of the previous field residents? They have been plowed under for construction and new buildings and profit-and progress? We have lost so much. Let us NEVER say these words about the Chrysler air temp home at 2502 Parkview. Too much would be lost for the present and the future.

With every decision we make, we create our legacy-until day by day step by step, we are in the future, and have created our legacy. Present voices speak loudly to preserve the chrysler air temp house. Both for themselves and the future.

What will be our legacy? The Chrysler air temp home is the jewel in the crown of Austin's air conditioned village and the whole of Parkview drive. Will we reduce it to rubble so no one can see it? This home is not like a phoenix, it can not rise from the ashes, but nothing more beautiful will replace it.

Please note; the home at 2502 Parkview Drive, has never flooded. The home was never abandoned or in disrepair. When my parents were in assisted living and after their passing, family members checked the interior of the home at least 3 times per week. The yard was beautifully maintained. During this time, quite understandably, no one lived in the house as it was prepared for sale. Owners since that time have left it vacant because they have not moved in. To say simply that no one has lived in that house for X number of years is misleading.

When inhabited the house was the hub of activity. Empty, well perhaps it has no character. There is not a rhyme nor a reason for destroying the home. There are six asbestos panels on the home. If needed they would be removed following all state laws.

Attached are written reasons for signing the petition.

Emphases are those of Sheryl Kelly Ginsburgh.

Since doctor Ginsburgh is without a computer at this time, input has been provided by Tabatha Davis.

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To whom it may concern, reasons for signing petition:

The houses of Austin's Air-Conditioned village are iconic artifacts of an important study, how to effectively include air conditioning and 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 condensers 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 1880's steam locomotives, or early 1900's airplanes, or 1958 transistors. They deserve national recognition and publicity.

This was my family's home for around 60 years. I believe they lived on Parkview longer than anyone else. They would drive by and admire it. Given their professions, it was quite a complement. My father bought it for my mother as an anniversary present. She was completely surprised and thrilled beyond words!! It still has a gorgeous back yard, of course it is a large one which is why people want to demolish the home. Let it stand!

It used to be on the very edge of Austin and for that reason the division was known as Edgewood. There is A LOT (no pun intended) of history in that area. -Arrowheads in the fields, for example please let the home stay and ask about that history. The home stands for more than just the house. It has a story of a lost era.

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.

This is a beautiful 50's house that belongs in my neighborhood. We don't want any more farmhouses compounds or Mega mansions in our neighborhood. Please preserve our beautiful 50's and 60's homes.

The history of Austin is important to me.

I want to preserve the integrity of Austin's history.

I also live in an AC village home and believe in preservation.

This house is an important piece of history.

All too often Austin dumps on its history in favor throwaway development.

Cities are well advised to remember their history and to memorialize the better parts of it.

The home at 2502 Parkview Drive is part of the Air-conditioned Village, a national Treasure.

WE NEED TO DESIGNATE THIS AS AN AUSTIN HISTORIC LANDMARK.

We need to keep some historical homes from being torn down.

This building has multiple reasons, historical, engineering, and architectural, reasons to save it as a living example of the past. Too much of the past has already been lost. This house could attract tourists to the area, interested in all those areas of study.

Austin is very weak on preserving its architectural heritage. We should give this house the protection it deserves.

It's a great idea.

By demolishing historic homes and buildings we are erasing our architectural history. Preservation alongside the current new homes is a reminder of how far we have come and a reminder THAT WE HAVE FARTHER TO GO WHEN IT COMES TO ORIGINALITY. Respectfully, please save the home.

This home captures a historical change in homelife at mid-century.

We tend to take innovation like this for granted and will forget how impressive and important this step was in our history. THIS IS A GREAT OPPRTUNITY TO SAVE IT AND SHARE THIS FUTURE GENERATIONS.

This is historically significant and SHOULD BE DESIGNATED A LOCAL HISTORIC LANDMARK, NOT TORN DOWN!!

I care about the past.

I AGREE WITH CITY STAFF AND PRESERVATION AUSTIN; SAVE THE GOOD STUFF, BECAUSE ONCE IT IS GONE, IT IS GONE WITHOUT A TRACE.

The historic structures and feel of the communities of Austin are being destroyed by condo monstrosities and the changed preferred modern designs being built now.

This house represents the original Austin, AND OUR PROGRESSIVE NATURE BY SHOWING HOW WE TESTED NEW IDEAS TO MAKE LIFE BETTER WORLD WIDE with air conditioning and energy efficiency. Even with astronomical housing prices now. SOME THINGS THAT DEFINE OUR EXCISTING COMMUNITIES DESERVE TO BE SAVED FROM DEVELOPERS. Thank you for considering this request.

Historical landmark- can be saved.

This building is an important piece of AUSTIN'S AND AMERICA'S INDUSTRIAL/RESIDINTIAL HISTORY, IT IS ONE OF A KIND IN AMERICA. PROTECT IT!!

THIS IS AN IMPORTANT PART OF NOT JUST AUSTIN'S, BUT AMERICA'S HISTORY.

PLEASE STOP ERASING OUR HISTORY BECAUSE YOU ARENT FROM HERE AND DON'T CARE. I AM AND WE DO!!!!

Preservation of historic building creates a history of our city.

I am signing because I understand the issues since our house is an Austin historic landmark. Austin needs to recognize and protect its historic physical assets better. Historical places and structures are like a reference book on our history.

Parkview drive is beginning to look like a residential version of Burnet road. A group of Parkview residents sought me "Sheryl Kelly Ginsburgh" to express their dismay with architectural changes in the neighborhood. I NEITHER SOUGHT THIS GROUP OUT NOR COACHED THEM ON THEIR COMMENTS. THEY WANTED TO BE HEARD. And I listened. Their primary message DO NOT LET 2502 PARKVIEW DRIVE BE DEMOLISHED AND DO NOT SELL TO PEOPLE WHO WILL DO SO.

THEY STRESSED THAT IT IS THE MOST ARCHITECTURALLY SIGNIFICANT HOUSE ON PARKVIEW AND DEFINED THE NEIGHBORHOOD.

JUST BECAUSE YOU CAN AFFORD TO BUY A HISTORICALLY SIGNIFICANT BUILDING SHOULDN'T MEAN YOU CAN DESTROY IT.

I'm signing because we are losing every vestige of our history in Austin. We are over-run with teardowns in the central city and NOW WE HAVE THE OPPORTUNITY TO SAVE A HISTORIC HOME. I hope you will consider this request to save this home. This house has an important HISTORICAL SIGNIFICANCE TO AUSTIN AS PART OF A ONE-OF-A-KIND 1950'S DEVELOPMENT.

It is also a more AFFORDABLE HOUSE than the 1 million dollars plus house that will surely replace it. IF COA TRULY WANTS AFFORDABLE HOUSING THEN STOP DEVELOPERS AND INVESTERS FROM DESTROYING CITY HOUSING. I am a strong believer that history and historical building are vital to this nation. A home that was built that holds such value truly to be kept around so that it can BE LEARNED FROM AND ENJOYED FROM NOW AND IN THE FUTURE. IT IS ART AND GLORIOUS ARCHITECTURE. TWO IMPORTANT COMBINATIONS.

I firmly believe that this should be made an important part of the history of the area. As a former "impossibly future Austinite" I am signing this petition because demolishing this classic home would simply be blunderous. It should be designated as a historical landmark, and a fine example of Fred Day's vision. I currently live in Corpus Christie. Of the historic value of the iconic architectural design.

I care about preserving Austin's history.

HISTORY NEEDS TO BE PRESERVED NOT DESTROYED.

Wonderful memories

IT'S NATIONAL HISTORY!!

I am a research psychologist familiar with the many ways of giving feedback from others. The best take time, money, careful crafting and execution, and controlled analyses of the results. It is stunning that credence could be given to the results of face to face interviews conducted by a presumably biased person who may or may not have had a carefully constructed, unbiased survey, during a pandemic. People like to be polite, and agreeable face to face. An unbiased survey done by phone might yield different results. An online survey reaches only those with an internet capable device and who hear about the issue. It is clear that many people from many areas have "opened their doors" and cared enough to take the time to vote and or comment on this topic.

This is not a perfect world. I wished we had a perfect survey. Until that time arrives, my “ vote” for the better method in this case is the INTERNET. IT HAS FEWER BUILT-IN BIASIES.

History should not be forgotten. ART IS A PRECIOUS MUST. SS Thanks for this info

Mary Coppingeer, “ I grew up in that area and this home has historical value. Please consider keeping it thank you!!

I’m sighing because TOO MANY OF THESE OLD PROPERTIES ARE BEING TORN DOWN WITHOUT REGARD OF THEIR HISTORIC VALUE. Granted most don’t have any except for their age, so when one has SIGNIFICANT VALUE LIKE THIS, IT NEEDS TO BE PRESERVED AS MUCH AS POSSIBLE.

78757-resident- hoping to preserve history.

I grew up in Austin THIS HOME IS IMPORTANT FOR OUR FUTURE GENERATIONS.

We grew up in Austin, it is truly tragic to see so many fabulous structures torn down. Please help preserve this wonderful home. 78641.

This house is great ! RECYCLE AND REMODEL IS THE WAY TO GO!!

I have a mid-century like this and they are a LANDMARK OF ICONIC DESIGN THAT CAN’T BE RECAPTURED. TEARING IT DOWN TO BUILD A NEW HOME THAT IS NOT HAVE THE QUALITY IS A CRIME.

History needs to be saved. 78757-

I want to preserve what shreds of my hometown are left. “I grew up in that neighborhood and it is changing so fast. Let's hold on to a little piece of Austin’s history.

So much has been lost of Austin’s history and architecture –IT NEEDS TO STOP.

I understand just how important the mid-century progressive designs were in influencing changes in architecture that continue till this day.

We need to save our historical buildings.

I’m an architect and the 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!!

ARCHITECTURAL GEMS LIKE THIS NEED TO BE CELEBRATED, NOT DESTROYED. It is long overdue that Austin start preserving what has made it special. This home is history and deserves to be saved.

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 DEVELOPE WITHOUT DESTROYING A HISTORIC HOME.

I’m a preservationist and KNOCKING DOWN OUR RESNET PAST IS AN ATROTIIOUS ACT AND NEEDS TO END.

WE NEED TO PRESERVE AUSTIN'S HISTORY AND ARCHITECTURAL BEAUTY. WE DON'T NEED ANYMORE BLACK AND WHITE MONSTROSITIES.

We need to save historically significant architectural MCM houses globally.

It is important to preserve the past the houses of today will not last. They are put up by unskilled labor and inspected by unskilled city employees and not maintained by clueless homeowners. The houses of the past that were built well by craftsmen should be preserved to remind us what we have given up.

Chris is a noble human being- things that matter to him, should matter to us all.

I BELIEVE THAT 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.

History matters!!

This was such a big deal for Austin. We must preserve it.

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 50'S AND 60'S HOMES.

I have so many personal attachments to their house. Having grown up across the street from it. But it is also so important that we preserve the example of this mid century modern architecture. 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.

What a great house.

Our past is important and part of our soul.

This is worth preserving 76114

WE ARE ALREADY LOSING TOO MUCH OF AUSTIN'S HISTORY IN THE PUSH TO DEVELOPE AND GROW.

I live a few blocks away, at the same zip code as this wonderful home. 78757

Brummett, Elizabeth

From: Laura Burns [REDACTED]
Sent: Tuesday, May 17, 2022 12:54 PM
To: Adler, Steve; Harper-Madison, Natasha; Renteria, Sabino; Vela, Jose "Chito"; Kitchen, Ann; Pool, Leslie; Ellis, Paige; Tovo, Kathie; Alter, Alison; Fuentes, Vanessa; Kelly, Mackenzie; Brummett, Elizabeth
Cc: Barge, Sara; McGregor, Thomas; Bickers, Leland; Halley, Shannon; Phillips, Atha; Jones, Nathan; Hartnett, Lauren; Barragan, Yuri; Laudon, Avi; Bray, Timothy; Tiemann, Donna; Brinsmade, Louisa; Scruggs, Ed; Montgomery, Julie; Cadena-Mitchell, Kurt
Subject: Comments Agenda Item 75 in favor of SF-H for C14H-2021-0164 and Chrysler Air Temp House
Follow Up Flag: Follow up
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*** External Email - Exercise Caution ***

Councilmembers:

RE: C14H-2021-0164 and Chrysler Air Temp House

I write in strong support of the zoning change for 2502 Park View to SF-Historic. I live a block away on Twin Oaks, and at the time the house there was built, I lived a block away on Addison. Our house on Addison, built in 1953, was the first in the area to have central air and was built by my father, Wayne Burns. My father was in love with the idea of central air.

My father, Wayne A Burns, was the developer of the Air Conditioned Village Subdivision, Edgewood Section 2, and the builder of the Chrysler Air Temp Home. In many ways this was the project that launched his career, and that launched the career of Fred Day. My dad became a major builder in Austin, at one time in the 60's Wayne Burns Homes had 300 houses under construction. In 1965 was voted president of the Austin Association of Home Builders. Fred Day became a distinguished professor, won many awards and designed buildings that still mark the city's urban environment/uniqueness. You may read more about the life and accomplishments of Fred Day by reading his obituary.

Fred W Day: <https://www.legacy.com/us/obituaries/statesman/name/fred-day-obituary?id=19075774>

At the time they were both young men, my father 28, Fred Day, a year younger.

I will not repeat here the well-established reasons why this house meet the criteria for historic designation. As far as I am aware, you have no expert opinion opposed.

I would submit that the property also qualifies under the criteria of association with important person/s, in this case, with Wayne Burns, the developer of the Air-Conditioned

Village subdivision and the builder of the house and Fred Day, the architect he chose to work with.

In a letter to the Historic Landmark Commission Mid Tex Mod 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.”

It is not an accident that the developer himself chose the dynamic young architect and together they made a statement that was essential to the Modern Housing Movement and its embodiment in Mid-Century Modern, namely that architecture can change lives and that luxury—in this instance the luxury of central air central heat—need not be reserved for the wealthy.

My father was especially proud of the Air-Conditioned Village, indeed we still have all the brochures, articles, etc in the family. Nothing so far has been written about how this site was chosen. My father was a tremendous salesman, he had a vision for Allandale, which included air-conditioned homes and a park with a pool and baseball field along Shoal Creek. As part of the land he acquired for subdivisions, there was a huge area that my father did not want to build on because he saw it was obviously in the floodplain. He lobbied the city, Beverly Sheffield of PARD hard to acquire the land and make, not just any old neighborhood park with a 25 yard pool, but a park of distinction, with an Olympic sized pool that hosted regional swim meets. The park became the core of the neighborhood—and the area.

One of the things my father used to talk about was that in those days, there were all sorts of theories, but no real knowledge on what systems would work best. He helped put together the deals of which builders would work with which air-conditioning manufacturers and what they would test. He used to say, eg. That no one was fully sure where the vents should best be located, in the ceiling, the wall, the floor. What elements of design could be explored for their effects. He had studied engineering and found all this fascinating. He negotiated with the manufacturers and I understood that they contributed to the project without remuneration—but with the promise, of course, that they could use the data and promote their products. Indeed Chrysler took out full-page ads in major journals touting the Air-Temp house.

For more information on my father, please see below the entry taken from the National Register draft nomination for historic district.

Austin has long been known for its innovativeness. The Air-Conditioned Village, and its iconic Mid-Century Modern house the Chrysler Air-Temp—with its sweeping roof-line and long overhangs, a true example of that style in the Austin vernacular—has much to teach us and deserves historic zoning.

I urge you all to vote for SF-H zoning for 2502 Park View.

Laura Burns

Wayne A. Burns (1924–1969)

Wayne A. Burns was born in Houston in 1924. He served as an Air Force pilot during World War II and attended the University of Texas College of Engineering. In 1956, he built a home for his growing family in Edgewood Section 3 at 2801 Twin Oaks Drive, a block west of the Air-Conditioned Village. By his untimely death at age 45, Burns was a father of nine.¹⁴¹

Burns began his career in homebuilding working for development firm Nash Phillips-Copus before branching out on his own.¹⁴² Through multiple business enterprises, including the Wayne Burns Company, W. A. Burns Construction Company, Colorado Building Corporation, and Edgewood Development Corporation, he developed the Edgewood, North Green Acres, South Park, Williamson Park, Greenwood Forest, Cherry Hills, Garden Oaks, Tempo North, and Cherrylawn additions, as well as building homes in other neighborhoods. Greenwood Forest in south Austin was specifically designed to be affordable for expanding young families, with houses in the \$10,000 range featuring General Electric air conditioning as an upgrade.¹⁴³ Burns and architect Claude M. Pendley, AIA, were speakers in a panel discussion at the 1962 annual convention of the National Association of Home Builders in Chicago on the topic of collaboration between builders and architects. Burns served as president of the Austin Association of Home Builders in 1965. That year, he was listed in their directory as a developer and builder of custom and speculative homes in all price ranges in north, south, and southwest Austin with VA, FHA, and conventional financing.¹⁴⁴ He also founded Data Fax, which performed computer analysis of the Austin homebuilding market.¹⁴⁵

From <https://allandaleneighbor.com/wp-content/uploads/2020/11/Demolition-2020-reduced.pdf> Section 8 page 54

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Brummett, Elizabeth

From: [REDACTED]
Sent: Tuesday, May 17, 2022 4:29 PM
To: Adler, Steve; Harper-Madison, Natasha; Renteria, Sabino; Vela, Jose "Chito"; Kitchen, Ann; Pool, Leslie; Ellis, Paige; Tovo, Kathie; Alter, Alison; Fuentes, Vanessa; Kelly, Mackenzie; Brummett, Elizabeth
Subject: Council Agenda Item 75: C14H-2021-0164 - Chrysler Air Temp House

Follow Up Flag: Follow up
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Dear Mayor and Council,

Please support the proposal to preserve the exceptional and historically important home at 2502 Park View Drive by approving Historic Landmark designation, as recommended by staff and unanimously supported by the Historic Landmark Commission.

I join Preservation Austin, Mid Tex Mod, the Travis County Historical Commission, neighbors in Allandale neighborhood and others in asking your support to preserve this home. It remains the most architecturally significant example of the Austin Air-Conditioned Village, the nationally recognized 1950s project to gauge the feasibility and affordability of central air-conditioning and energy-efficient home design.

Sponsored by the Austin Home Builders Association and major national air-conditioning manufacturers, the Air-Conditioned Village was a first-of-its-kind study. Backed by results from University of Texas researchers, the project influenced the FHA and other lenders to include central AC equipment costs in home loans. This decision proved pivotal in making central air-conditioning viable in moderately priced homes and extending its availability outside the luxury home market.

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 role as an early leader in supporting green building design and efficiency measures.

As much of Austin's heritage is quickly disappearing, the home at 2502 Park View Drive stands out as a notable part of our city's cultural and creative legacy. I join with others in urging you to support the preservation of this architecturally important home of national significance.

Thank you,

Mary Fero
Allandale resident
District 7

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Brummett, Elizabeth

From: Michael Dziak [REDACTED]
Sent: Tuesday, May 17, 2022 5:39 PM
To: Adler, Steve; Harper-Madison, Natasha; Renteria, Sabino; Vela, Jose "Chito"; Kitchen, Ann; Pool, Leslie; Ellis, Paige; Tovo, Kathie; Alter, Alison; Fuentes, Vanessa; Kelly, Mackenzie; Brummett, Elizabeth
Subject: # C14H-2021-0164, Chrysler Air Temp House

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Dear Mayor and Council Members

Being new to Austin, one of the first 'educational' projects that my 11-year-old granddaughter and I shared was to research the history of "STEM" in Allandale. We learned there was plenty of "science, technology, engineering and math" going on in Allandale in the early 1950s!

Personal Experiences of the Developer's Adult Children: We were invited to visit with Laura Burns of Twin Oaks Rd and her brother John via Zoom. They shared their personal stories about their dad Wayne Burns, a successful Allandale developer and a primary organizer of the Air Conditioned Village. We learned that:

- There were far more people at the open house than they expected
- They turned the AC down on all the homes for impact value
- Each home was built by a different builder who partnered with different AC equipment vendors.
- This being "high technology," each home tested the efficiency of various equipment placement

The Air Conditioned Village Attracted Considerable Interest: Nearly seventy years ago, the dream of air conditioning was apparently a big hit to the residents of the capital city. Publicity allowed a national audience to watch it unfold. Once the homes were built and ready for sale, there was some concern about homeowners ability to afford the power costs. Others were worried about the noise the units might make.

Early 1950s STEM Project: The Air Conditioned Village pilot program was proposed by The National Association of Home Builders [NAHB] and the University of Texas at Austin. Some of the studies and results:

- Texas Medical Association studied how a cool house influences allergy sufferers
- University of Texas psychologists studied how air conditioning affects the mental health and spirits of the occupants
- It was reported that families in the Village improved their social skills
- Occupants cooked more, baked more, ate heavier foods, drank more warm drinks, and overall stayed inside the house more
- Women at the Austin Air-Conditioned Village testified to less dirt and dust in the house which translated into a language of visual purity

- Previously seen as luxuries on the movie screen, white rugs, curtains, and upholstery became assets for a “perfect” bedroom, only available with the purchase of the air-conditioned house

Air Conditioning and the Internet: We believe that air conditioning can easily be placed at the same level of significance to humanity as the Internet. As such, we ask the Historic Landmark Commission to **support historic zoning for this significant property in the areas of Architecture, Historical Associations, and Community Value.**

We believe there is considerable value in saving examples of such important Austin STEM history for children 100 years from now. The actual building will allow them to better imagine the significant impact this advanced technology and the pioneering developers and manufacturers contributed to comforts we today take for granted.

Thank you for your kind consideration!

All the best,

Michael Dziak and Wren LaRue
2711 Pegram Ave
Austin, TX 78757
h) 512-407-9797

Resource: <https://www.cabinetmagazine.org/issues/3/jovanovicweiss.php>

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