

ZONING CHANGE REVIEW SHEETCASE NUMBER C14H-07-0005HLC DATE

February 26, 2007

March 26, 2007

PC DATEAPPLICANT Historic Landmark CommissionHISTORIC NAME Bull HouseWATERSHED Shoal CreekADDRESS OF PROPOSED ZONING CHANGE 2213 Windsor Road, EastZONING FROM SF-3TO SF-3-H

SUMMARY STAFF RECOMMENDATION Staff recommends the proposed zoning change, but understands that it may be necessary to deconstruct the house to repair structural problems. Staff recommends that the applicant rebuild the house after stabilization, possibly further down the slope to allow for the construction of additions on the Windsor Road, East side, preserving the historic materials and facades, and the view of the house from Parkway.

HISTORIC LANDMARK COMMISSION ACTION February 26, 2007 Initiated a historic zoning case March 26, 2007 Postponed the case to April 23, 2007

PLANNING COMMISSION ACTION

DEPARTMENT COMMENTS The Bull House is listed in the Comprehensive Cultural Resources Survey (1984) but without a priority for research. The house is contributing to the Old West Austin National Register Historic District.

CITY COUNCIL DATEACTIONORDINANCE READINGS 1ST 2ND 3RDORDINANCE NUMBERCASE MANAGER Steve SadowskyPHONE 974-6454NEIGHBORHOOD ORGANIZATION Old Enfield Homeowners AssociationBASIS FOR RECOMMENDATION

The ca 1934 Bull House was renovated around 1965 to install a central heat and air conditioning system. Installation of the system required excavation under the house which caused significant structural damage. The facades of the house are intact but the house is collapsing inwardly as the foundation for the slabs has been excavated and no longer supports the weight of the house. Staff believes that the house has architectural and historical merit and recommends deconstruction and reconstruction to stabilize the house using historic materials. Proposed additions should be built on the Windsor Road, East side of the house, so that the Parkway façade remains intact. To accommodate the proposed additions, the location of the house may have to be moved down the slope from its current location so that the Parkway facades and historic appearance of the house remain.

Architecture

One-story with a raised basement wing-and-gable plan stone and brick-veneered residence with a composition shingle roof, metal-framed casement windows, and round-arched arcaded wall at the raised basement. Howard Bull obtained a building permit in 1965 to construct a frame addition to the side of the residence and extend the garage.

Historical Associations

The house was built by Howard Westfall for E B and Annie Louise Snead in 1934, according to a mechanic's lien filed August 29, 1934 for a 10-room stone dwelling house for \$4,500. Architectural details on the house may have come from UT's Old Main Building, but this cannot be proven. The Sneads purchased the property from the Westenfield Development Company on August 8, 1934, although it is not clear if they ever lived in the house. The first known resident was Adolph Goldmann, who moved here from the Alamo Hotel around 1936. Goldmann was the manager of Nelson Davis and Son, a large wholesale produce company (now the Spaghetti Warehouse building at 4th and Colorado Streets). Goldmann lived here only for a short time; by 1940, the house was owned and occupied by Alfred C. and Edna H. Bull. Alfred Bull was the vice-president of American National Bank, having joined the bank in 1936. According to the 1930 U.S. Census, Alfred and Edna Bull were living on W. 23rd Street; he listed his occupation as a bank vice-president. By 1945, the house was rented to Mrs. Sophia R. Lockart, a widow with two children. Howard W. and Sue Bull purchased the house before 1947 and remained residents until 2004, when Mr. Bull passed away at the age of 104. Howard Bull was an insurance agent who also was a member and chaired the City Board of Equalization in the mid-1950s. The 1930 U.S. Census shows Howard and Sue Bull renting (an un-numbered) house on Northwood Road; he listed his occupation as an insurance agent.

PARCEL NO. 01130104040000

LEGAL DESCRIPTION Lot 25, and the Southwest Triangle of Lot 24, less the Northeast triangle of Lot 25, Enfield D

ANNUAL TAX ABATEMENT \$12,627 (owner-occupied), city portion \$2,250

APPRAISED VALUE \$1,015,930

PRESENT USE Vacant

CONDITION Fair

PRESENT OWNER

Carlos Tames
3111 Glenview Avenue
Austin, Texas 78703

DATE BUILT ca 1934

ALTERATIONS/ADDITIONS Garage built 1965

ORIGINAL OWNER(S) E B Snead (1934)

OTHER HISTORICAL DESIGNATIONS Contributing to the Old West Austin National Register Historic District

OCCUPANCY HISTORY

City Directory Research, Austin History Center
By City Historic Preservation Office
February, 2007

- 1987 Howard W and Sue A Bull, owners
Retired
- 1981 Howard W and Sue A Bull, owners
Retired
- 1975 Howard W and Sue A Bull, owners
Retired
- 1969 Howard W and Sue A Bull, owners
Retired
- 1963 Howard W and Sue A Bull, owners
No occupation listed
- 1958 Howard W and Sue A Bull, owners
Chairman, City Board of Equalization
- 1954 Howard W and Sue A Bull, owners
No occupation listed
- 1952 Howard W and Sue A Bull, owners
Member, City Board of Equalization
- 1949 Howard W and Sue A Bull, owners
Member, City Board of Equalization
- 1947 Howard W and Sue A Bull, owners
No occupation listed
- 1944-45 Mrs Sophia R Lockart, renter
Widow, Robert Lockart
No occupation listed
Also listed are Bob R Lockart, U S Army, and Live W Lockart, a student
NOTE Howard and Sue Bull are listed as living at 1415 Preston Avenue, he
was the proprietor of an insurance and mortgage loan firm located at 203
Capitol National Bank Building
- 1942 Alfred C and Edna H Bull, owners
Vice President, American National Bank
- 1940 Alfred C and Edna H Bull (not listed as owners)
Vice-President, American National Bank, and proprietor, with Howard W
Bull of an insurance and mortgage loan firm located at 203 Norwood
Building
- 1937 Adolph Goldmann, owner
Manager, Nelson Davis and Son, wholesale grocers, 117 W 4th Street
- 1935 No houses are listed on Windsor Road, East
NOTE Adolph Goldmann is listed as residing at the Alamo Hotel He was
the manager of Nelson Davis

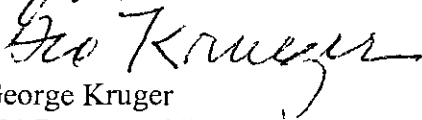
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March 29, 2007

To Whom It May Concern

I am the former owner of the home at 2213 Windsor East Austin, Texas 78703
I sold the house the Mr Carlos Tames and Mrs Aurora Tames a couple of months ago I
have nothing to do with this home anymore However, I am aware that there are many
cracks trough out the house and that there is mayor structural damage Therefore I
support the demolition of the home

Thank you,


George Kruger
101 Brairwood Drive
New Braunfels, Texas 78130

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak **FOR** or **AGAINST** the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

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

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*), or
- appearing and speaking for the record at the public hearing, and
- occupies a primary residence that is within 500 feet of the subject property or proposed development,
- is the record owner of property within 500 feet of the subject property or proposed development, or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

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

For additional information on the City of Austin's land development process, visit our web site www.ci.austin.tx.us/development

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

Case Number(s): NRD-07-0011

Contact: Steve Sadowsky, (512) 974-6454

Public Hearing:

February 26, 2007 Historic Landmark Commission

Your Name (please print) ANDREW R. BARNETT

☒ I am in favor
☐ I object

Your address(es) affected by this application
8224 PARKWAY #8703

Date
2/18/07

Signature
[Signature]

Comments

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

City of Austin

Neighborhood Planning and Zoning Department

Steve Sadowsky

P O Box 1088

Austin, TX 78767-8810

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FEB 26 2007

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Case Number(s): NRD-07-0011

Contact: Steve Sadowsky, (512) 974-6454

Public Hearing

February 26, 2007 Historic Landmark Commission

Louise Rieck
Your Name (please print)

2220 Parkway
Your address(es) affected by this application

Louise Rieck
Signature

2-13-2007
Date

Comments

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Neighborhood Planning & Zoning

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Contact: Steve Sadowsky, (512) 974-6454

Public Hearing:

February 26, 2007 Historic Landmark Commission

The Kich Gap

Your Name (please print)

1200 Enfield Rd

Your address(es) affected by this application

Signature

Date

Comments

☐ I am in favor
☐ I object

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MAR 28 2007

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PUBLIC HEARING INFORMATION

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Case Number(s) **NRD-07-0011**

Contact **Steve Sadowsky, (512) 974-6454**

Public Hearing

February 26, 2007 Historic Landmark Commission

Your Name (please print) The Klein group

1208 S. Capital Rd

Your address(es) affected by this application

Signature [Signature]

Date

2/26/06

Comments

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City of Austin

Neighborhood Planning and Zoning Department

Steve Sadowsky

P O Box 1088

Austin, TX 78767-8810

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MAR 26 2007

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Case Number(s) **NRD-07-0011**

Contact **Steve Sadowsky, (512) 974-6454**

Public Hearing

February 26, 2007 Historic Landmark Commission

Thomas Fletcher

Your Name (please print)

2206 E. Windsor

Your address(es) affected by this application

Steve Sadowsky

Signature

3/24/07

Date

Comments

The existing house has major structural flaws and has limited inherent architectural value. As the property owner across the street, I look forward to the construction of a new house.

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

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Neighborhood Planning and Zoning Department

Steve Sadowsky

P O Box 1088

Austin, TX 78767-8810

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MAR 26 2007

Neighborhood Planning & Zoning

1017

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Contact: Steve Sadowsky, (512) 974-6454

Public Hearing:

February 26, 2007 Historic Landmark Commission

CHAD MARSH

Your Name (please print)

2212 E WINDSOR

Your address(es) affected by this application

[Signature]

Signature

3/24/07

Date

Comments

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City of Austin

Neighborhood Planning and Zoning Department

Steve Sadowsky

P O Box 1088

Austin, TX 78767-8810

8

9/12

Subject Fw 2213 Windsor East
From 'Tames, Charlie (AUSTIN, TX)' <carlos_tames@ml.com>
Date Fri, Mar 23, 2007 11:54 am
To <c@tamespartners.com>

Charlie Tames
International Financial Advisor
Merrill Lynch
111 Congress Avenue Suite 600
Austin, Texas 78701
(800) 937-0418
(512) 397-1812 Direct
(512) 426-7733 Cell
(512) 499-0541 Fax
carlos_tames@ml.com
Sent from my BlackBerry Wireless Handheld

-----Original Message-----

From Sadowsky, Steve <Steve.Sadowsky@ci.austin.tx.us>
To Tames, Charlie (AUSTIN, TX)
Sent Mon Mar 19 14:30:26 2007
Subject RE 2213 Windsor East

Charlie

I want to know if you all would consider a design for your house on Windsor Road East that would incorporate the existing facades. I know that the existing house has significant structural problems, but what I would like you all to consider is rebuilding the existing house perhaps moving the house further down the slope of the lot towards Parkway, and building your additions behind it on the Windsor Road East side. That way, I think we can preserve the historic character of the house and neighborhood with historic building materials and still give you all the house and space that you want. What do you think?

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

From Tames, Charlie (AUSTIN, TX) [mailto:carlos_tames@ml.com]
Sent Wednesday, March 07, 2007 1:33 PM
To Sadowsky, Steve
Subject 2213 Windsor East

Steve

I just want to let you know in writing that I am completely against having my home at 2213 Windsor East designated historic.

Subject Re 2213 Windsor East
From Adam Woolley <adam@starhillranch.com>
Date Thu, Mar 22, 2007 2 24 pm
To c@tamespartners.com

1013

Charlie,

It was a pleasure visiting with you at the property you own at 2213 Windsor. I was fascinated by the design and detail of the Spanish Revival house located on your property. As an Architectural Engineer and a experienced building restoration consultant, it was evident that the severe foundation problems and resulting structural failures would make renovation of this unique home quite cost prohibitive.

My first thought was the possibility of relocating it onto a new and properly designed foundation, either on site or elsewhere. Unfortunately, the lower level is built into the bank of a hillside, making that portion impossible to move intact. The upper level could be moved, but only after the roof structure and all of the stone columns and stone veneer were removed, leaving only an insignificant wood frame and interior walls and floors. Essentially, you would be dismantling the house and then rebuilding it without the lower story.

By the time you compromise the original design of this home to such an extent, I believe the historic components (mesquite doors and windows, stone materials) would be bettered suited for incorporation into a new structure, be it a new home, a guesthouse, or the like.

Please keep me posted on your progress with this project. If you need any further guidance or input, please let me know.

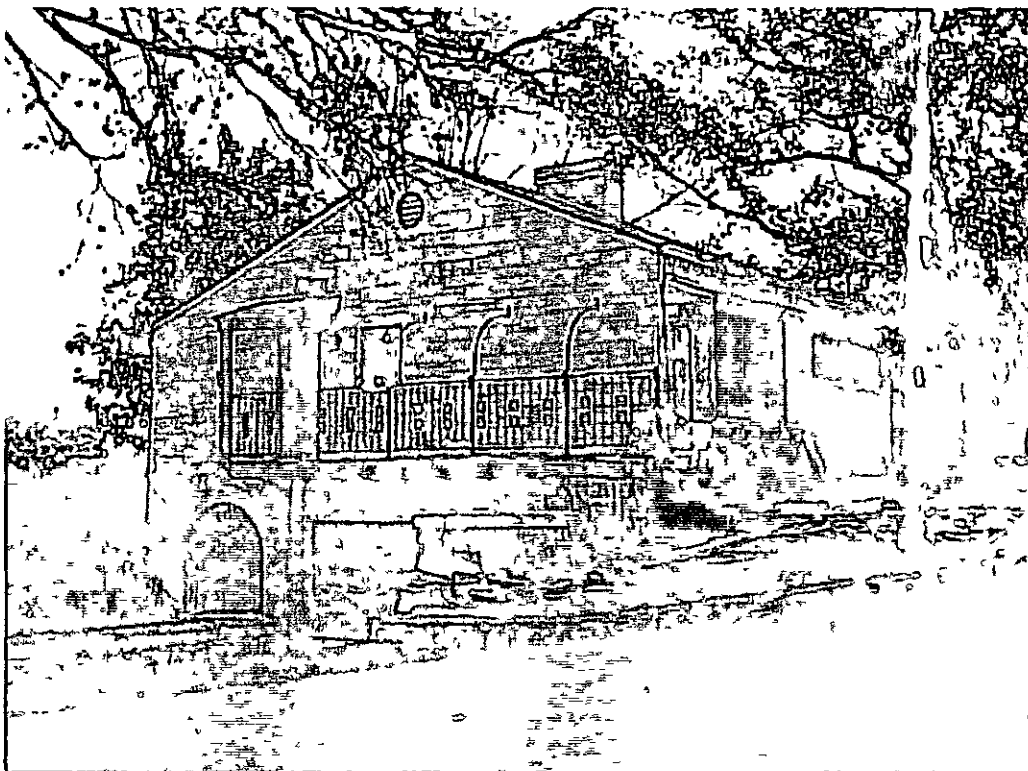
Thanks, Adam Woolley
512/505-0740

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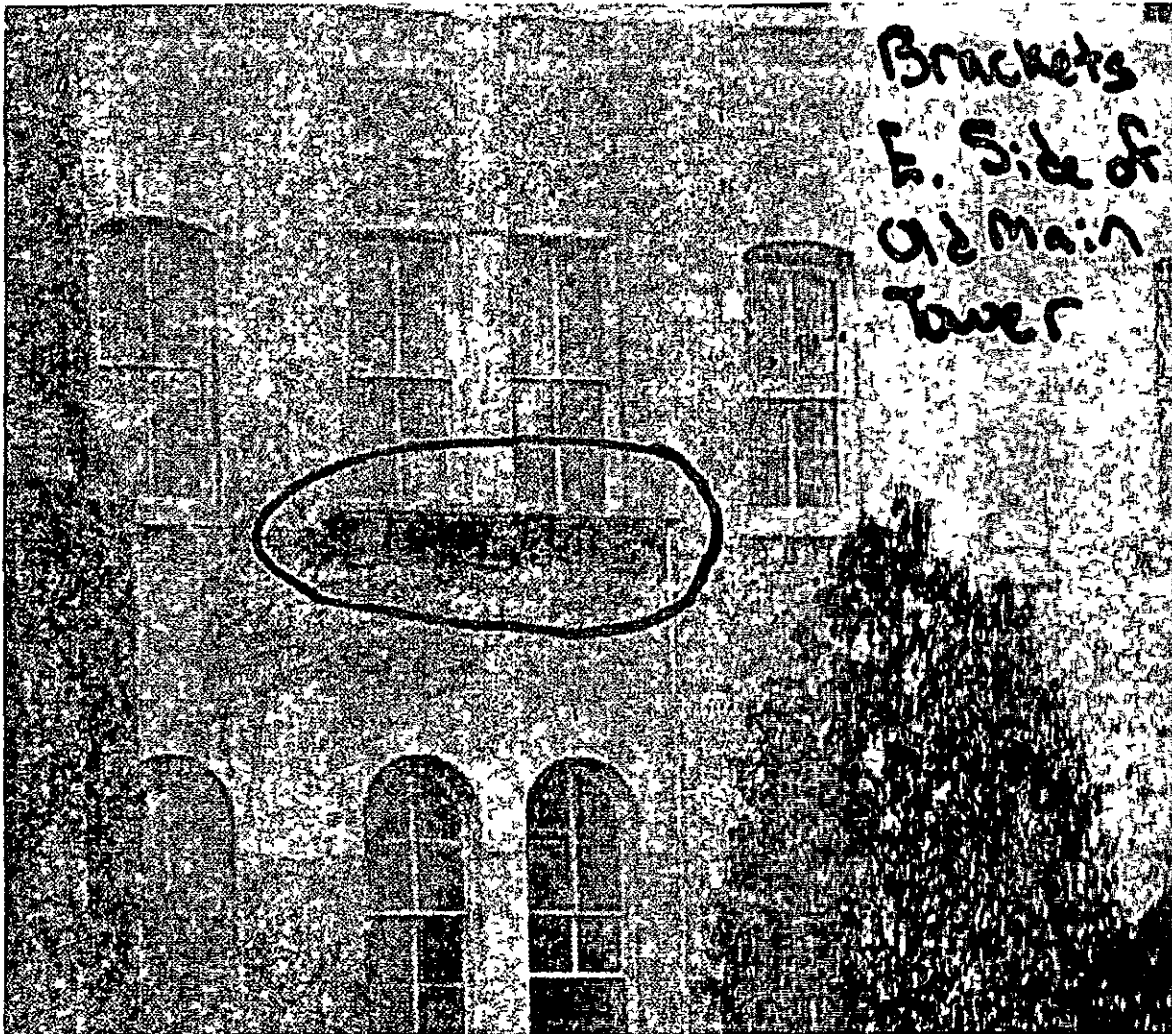
2213 WINDSOR ROAD EAST



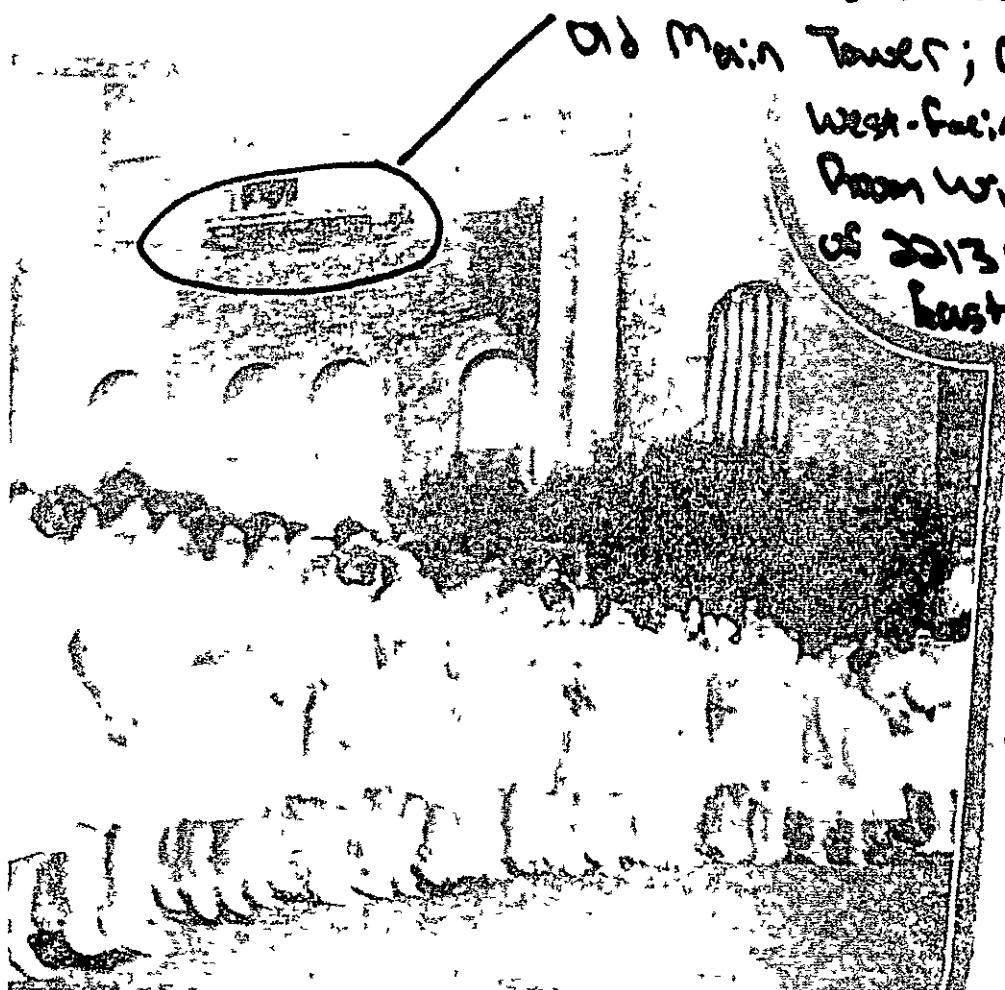
West façade

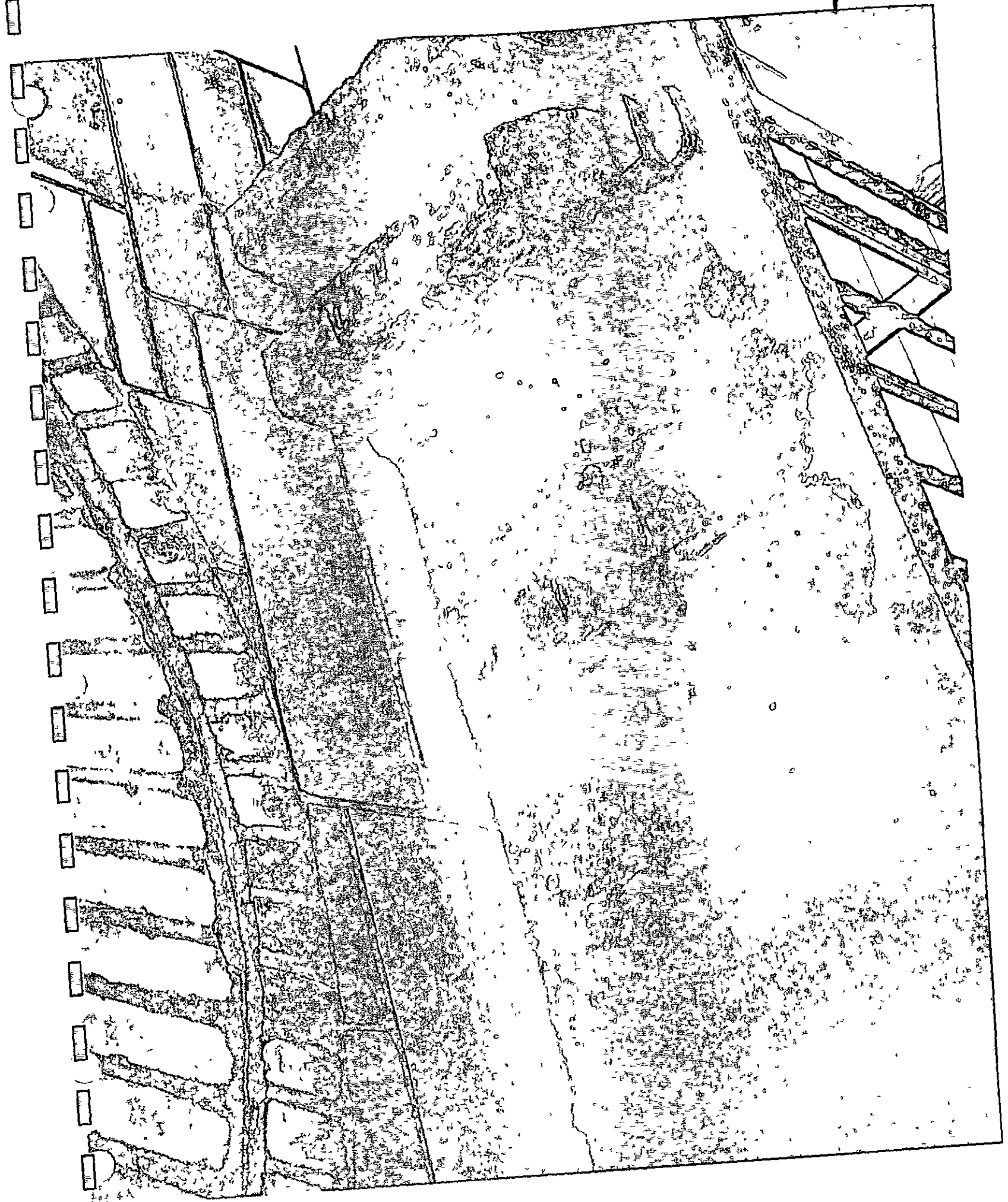


North façade showing garage and arcaded raised basement

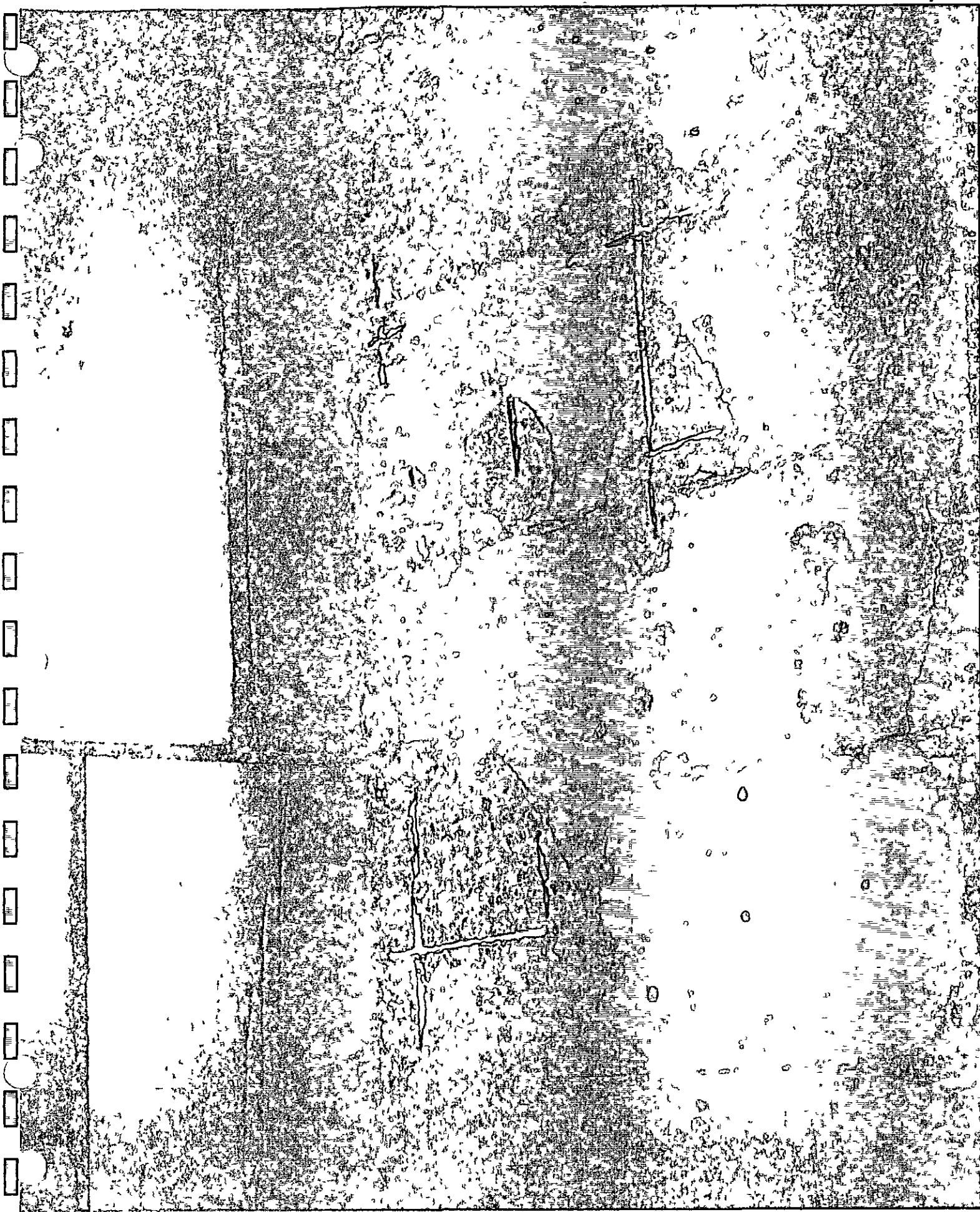


Window Brackets - W. Side of
Old Main Tower; Compare to
West-facing Dining
Room Window Bracket
of 2213 Windsor Rd.
East

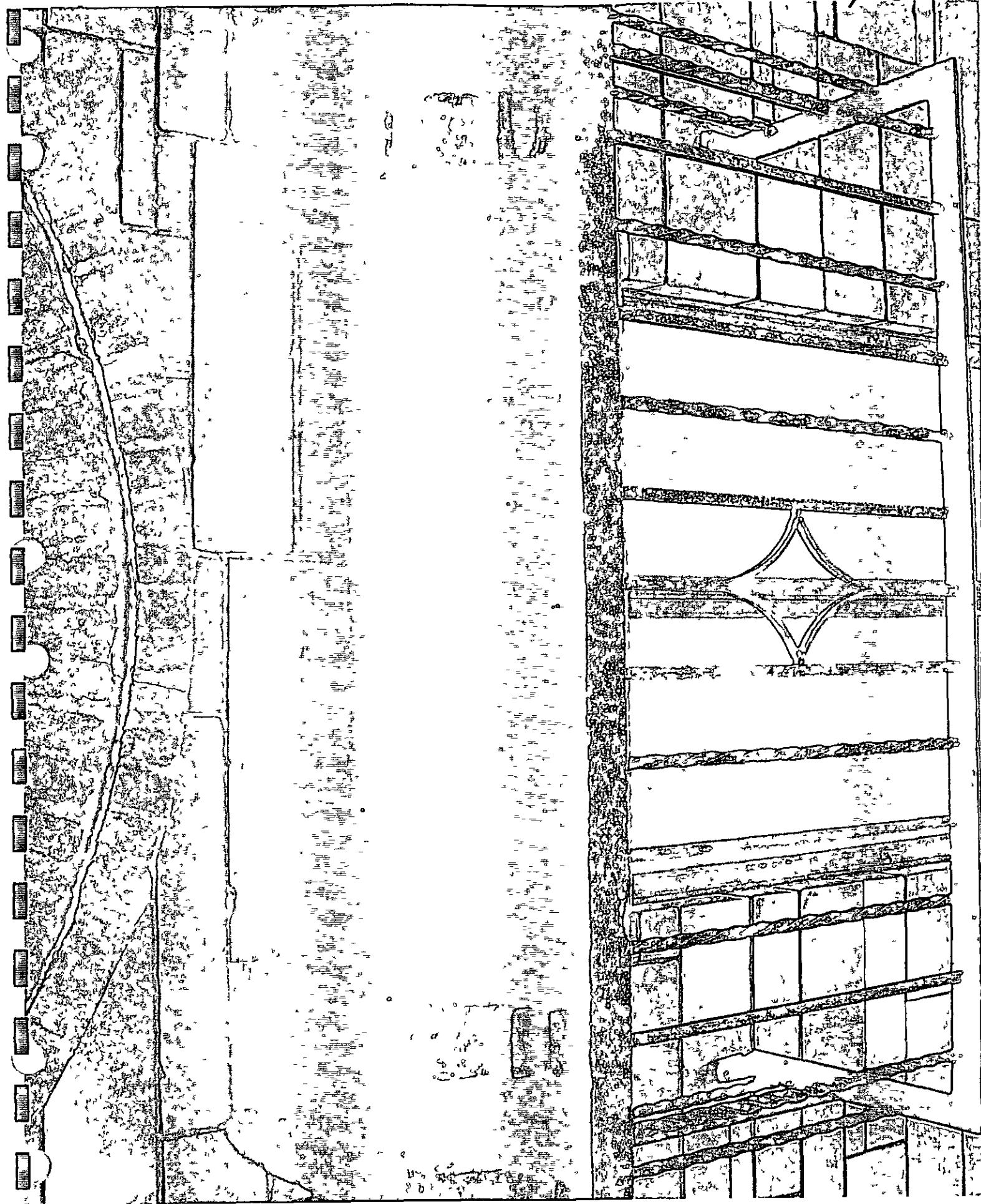




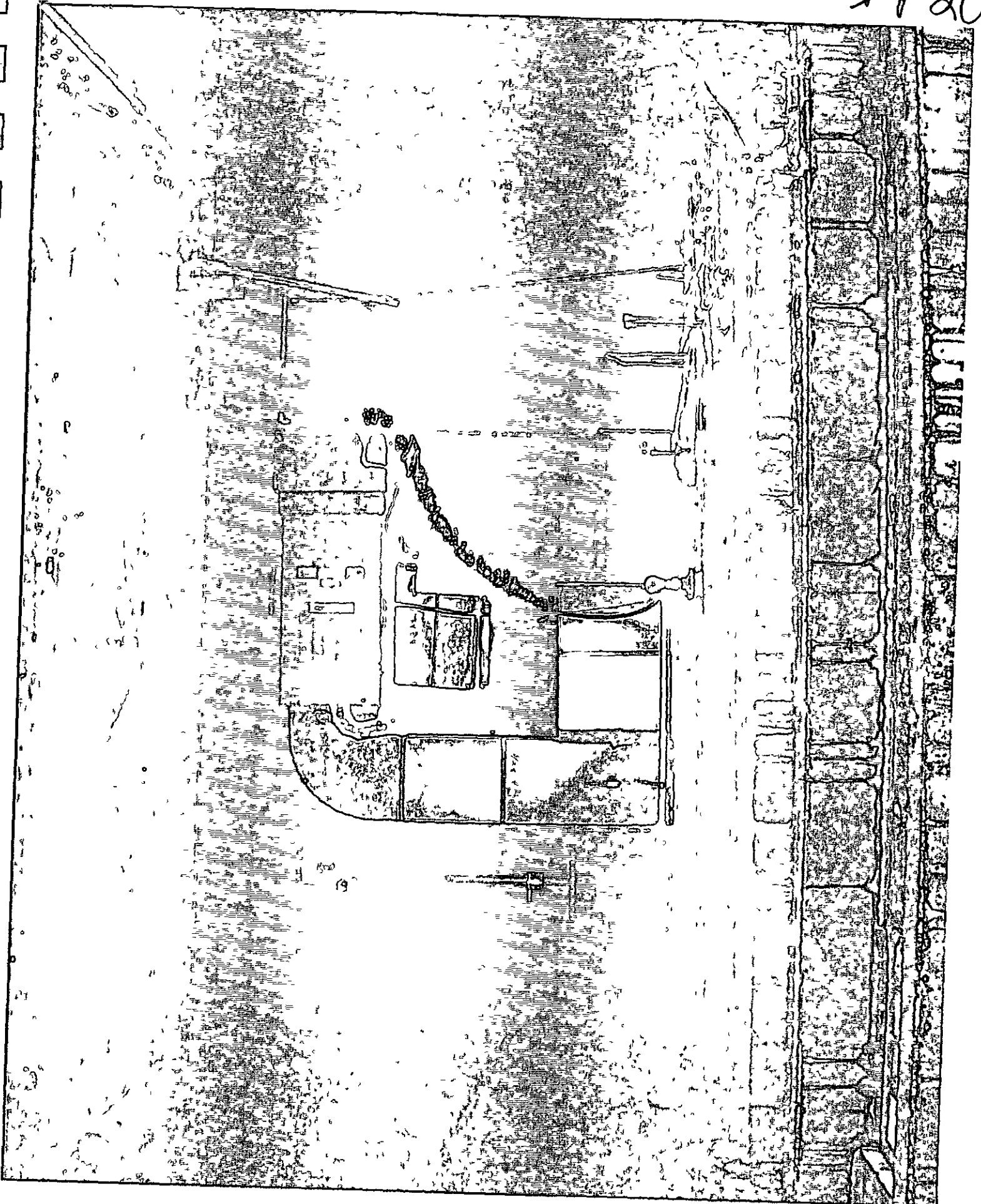
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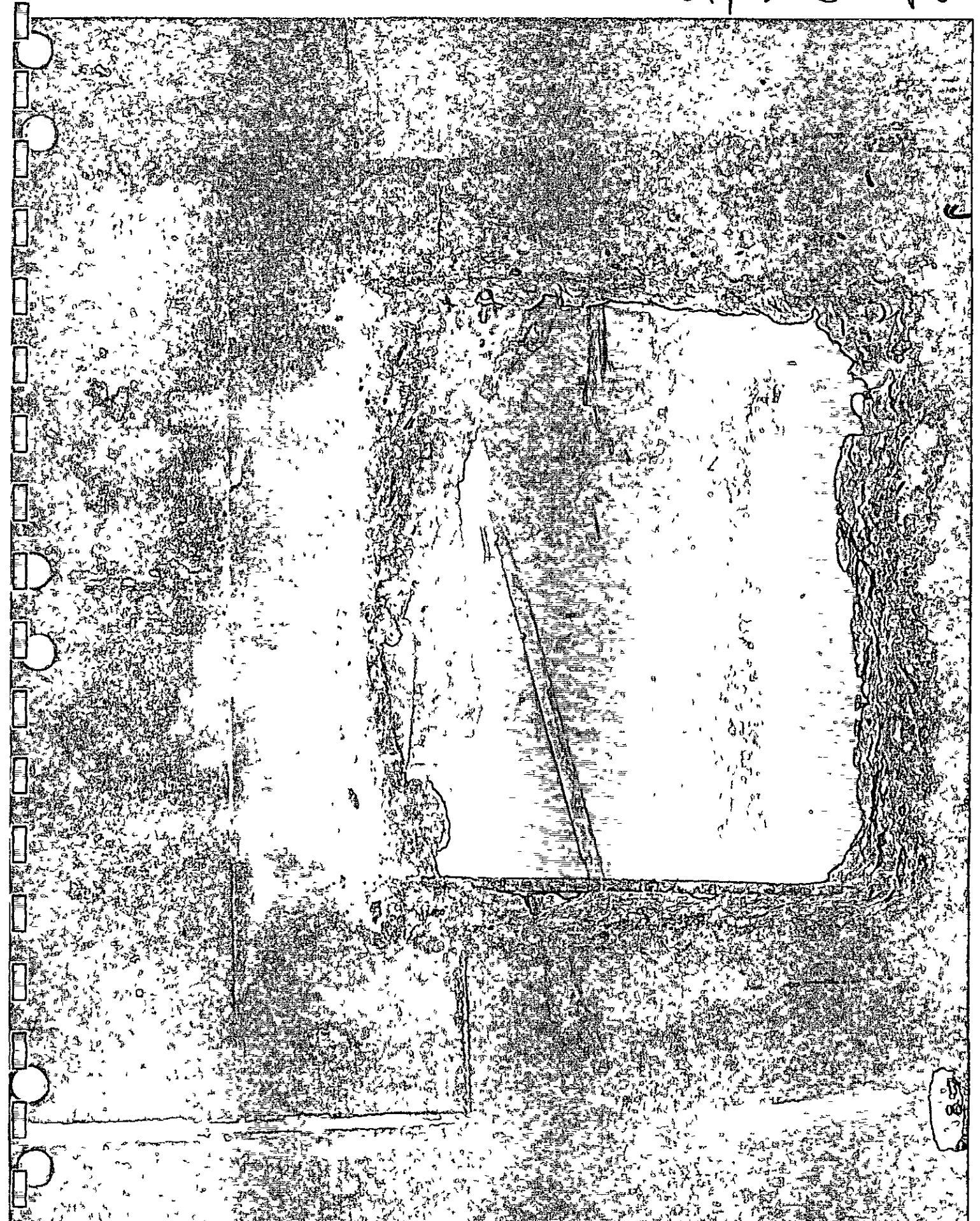
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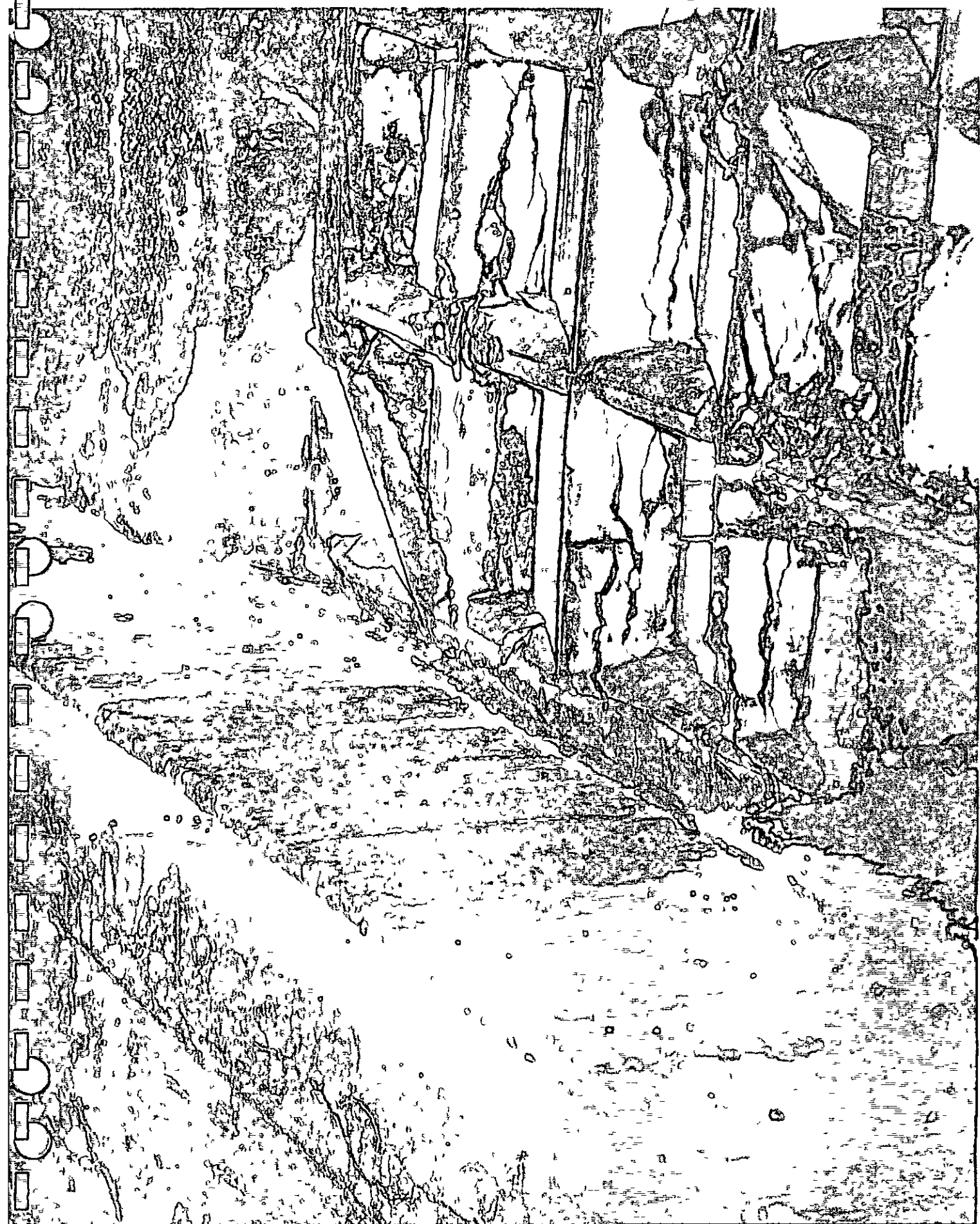
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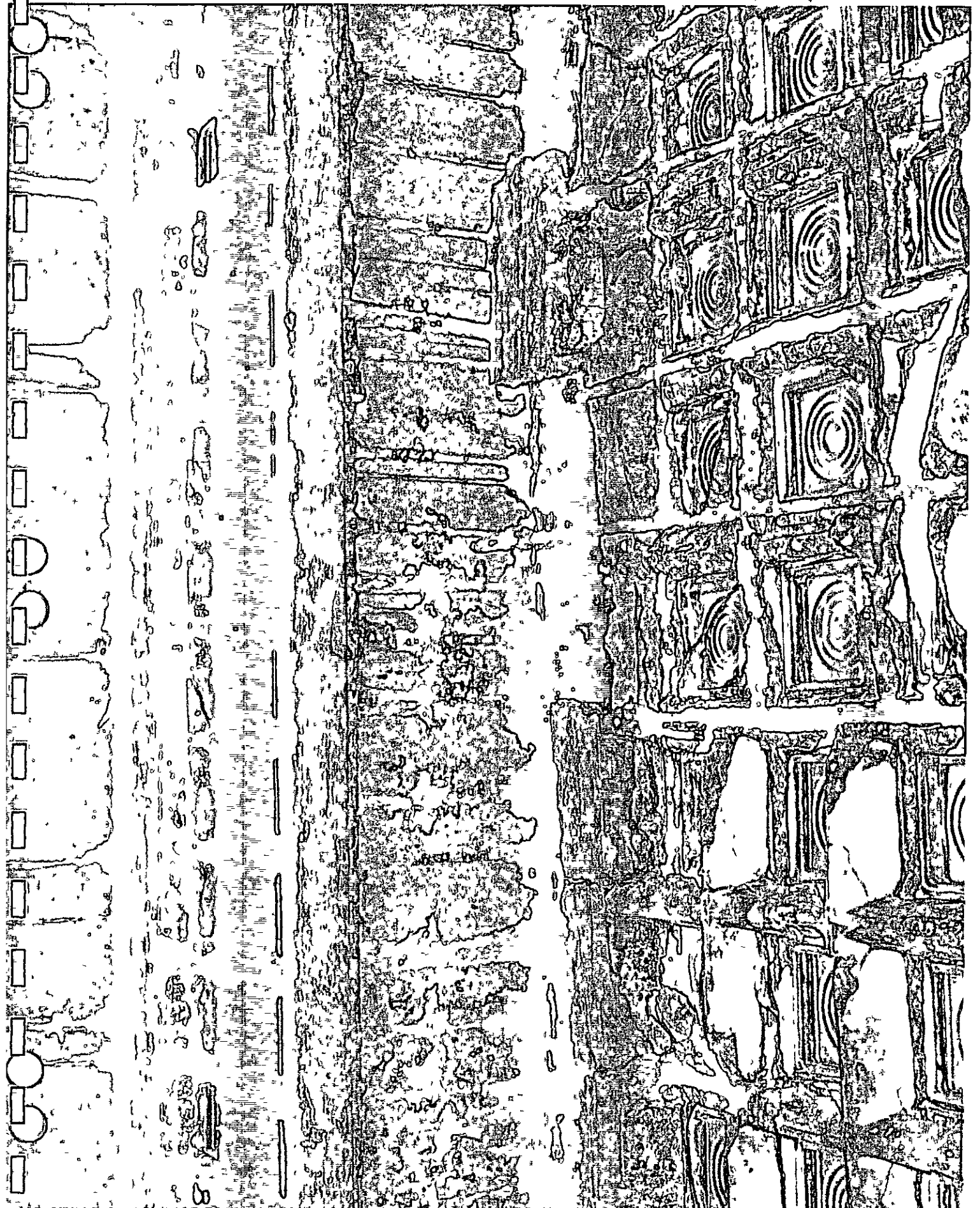
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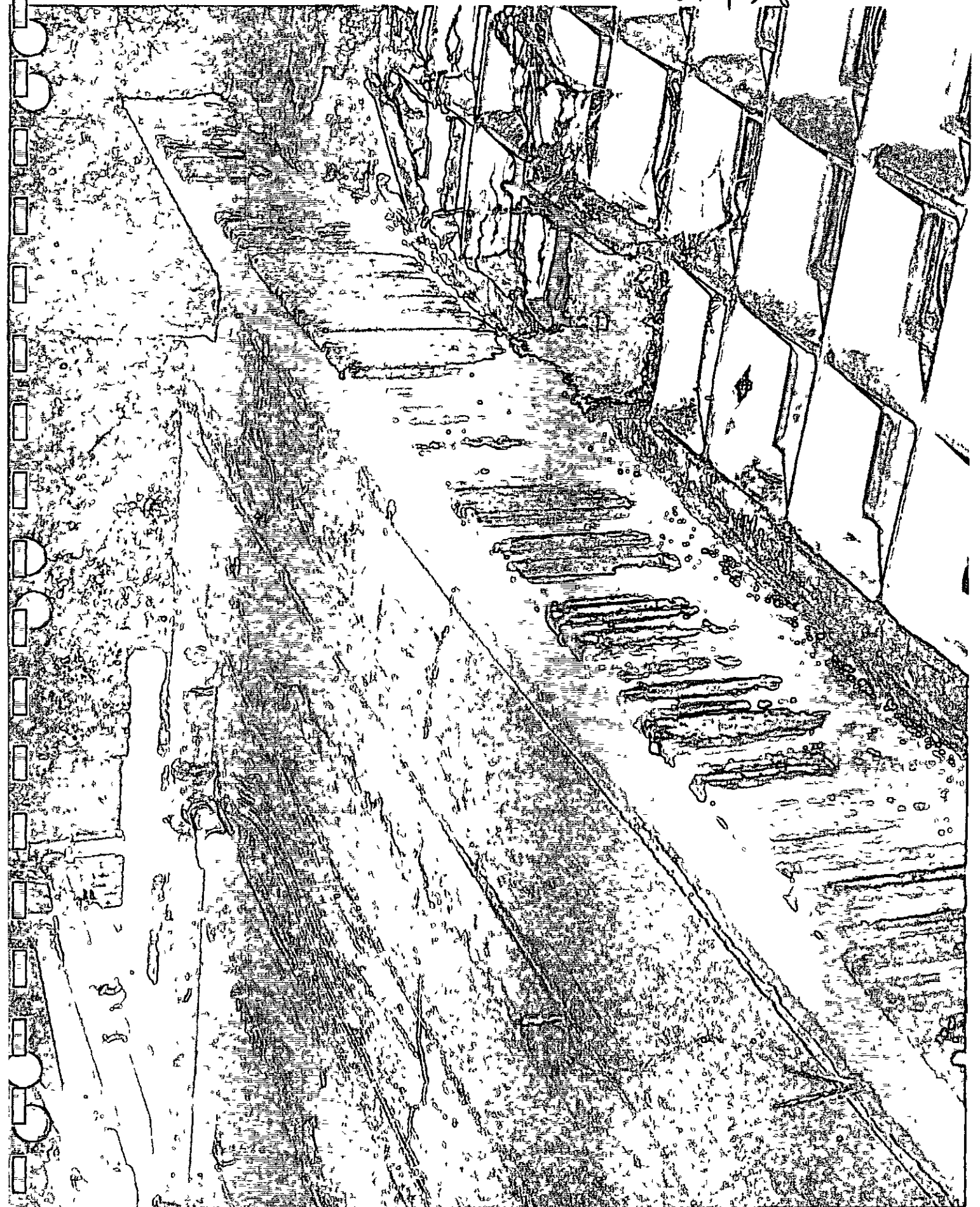
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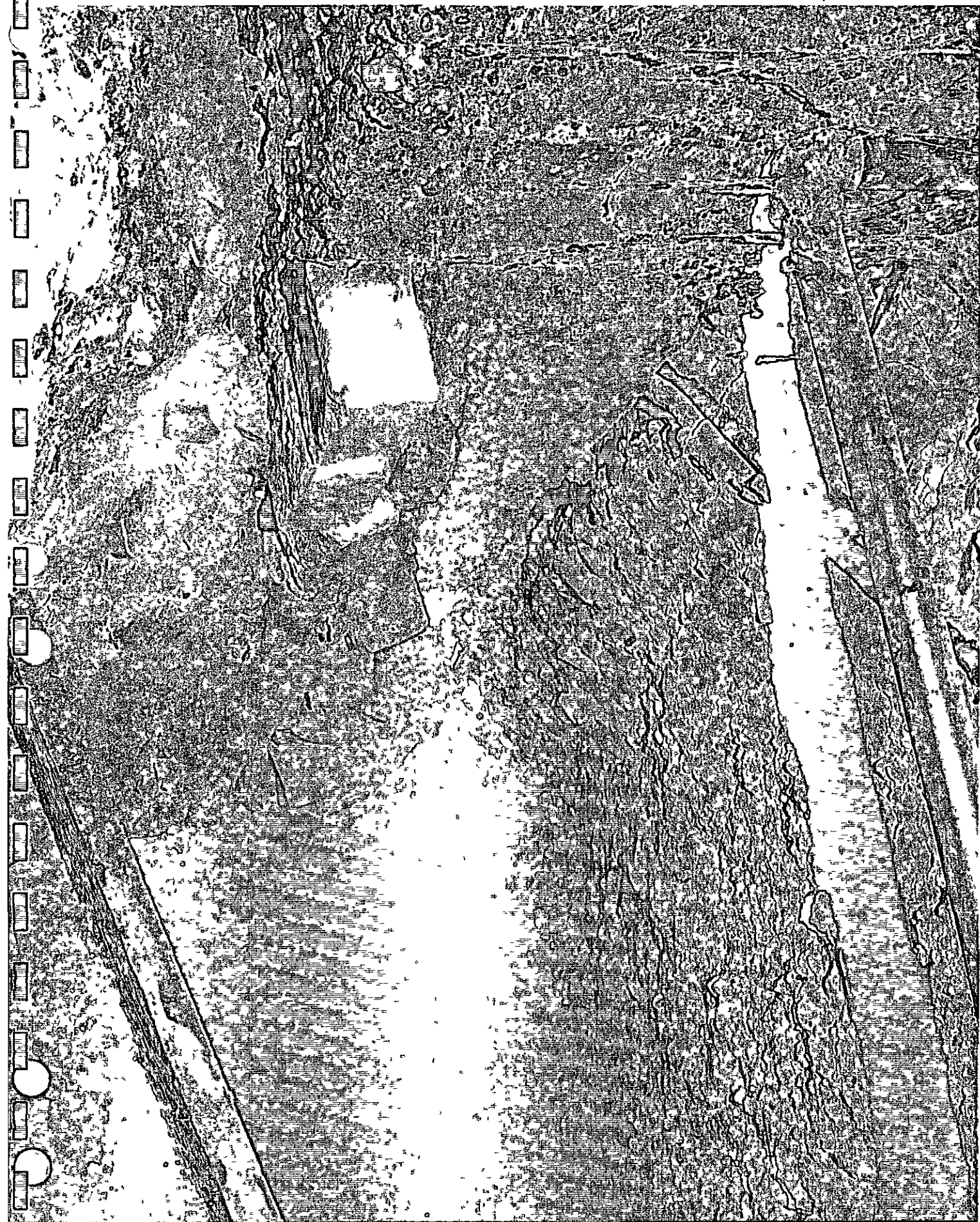
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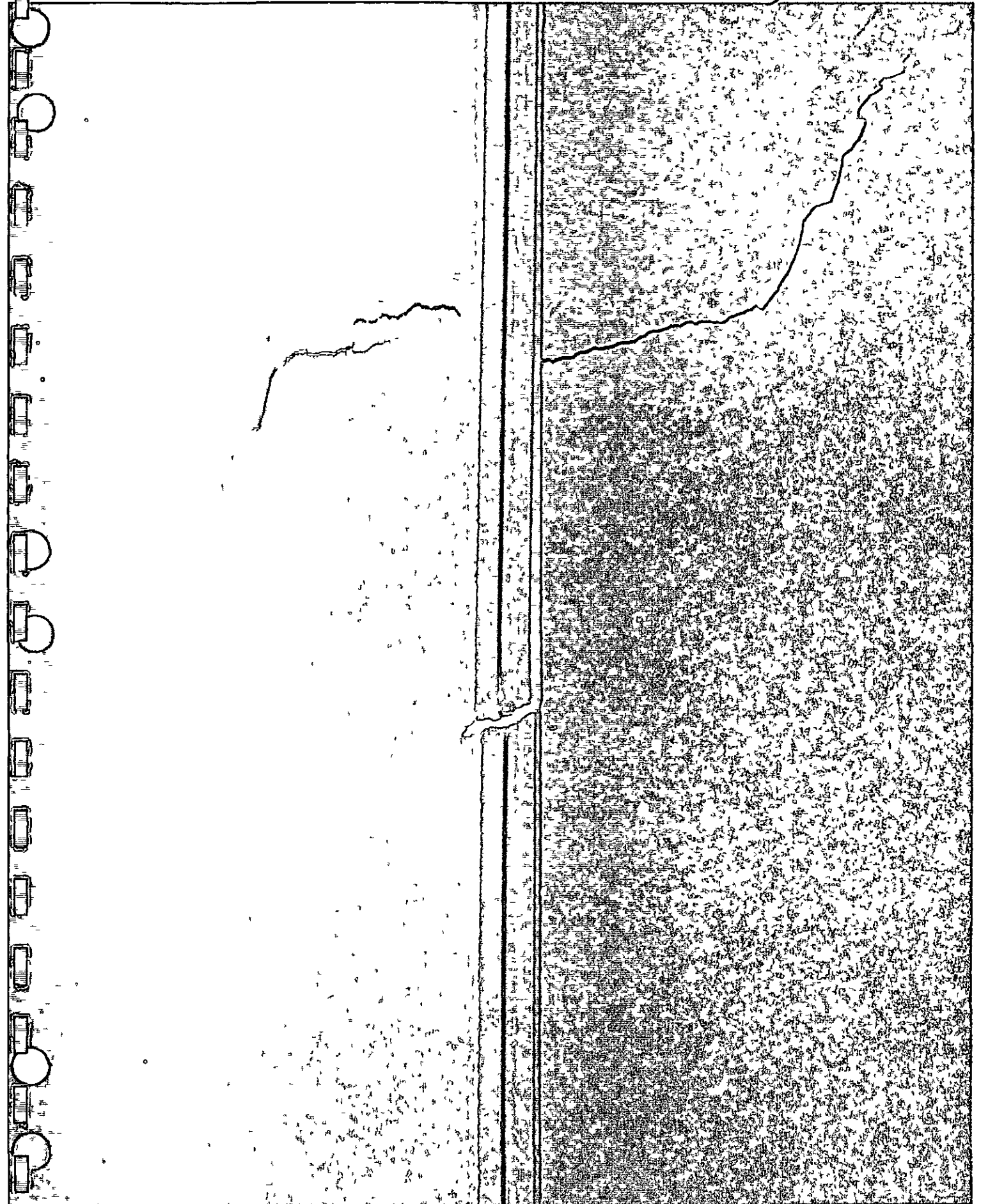
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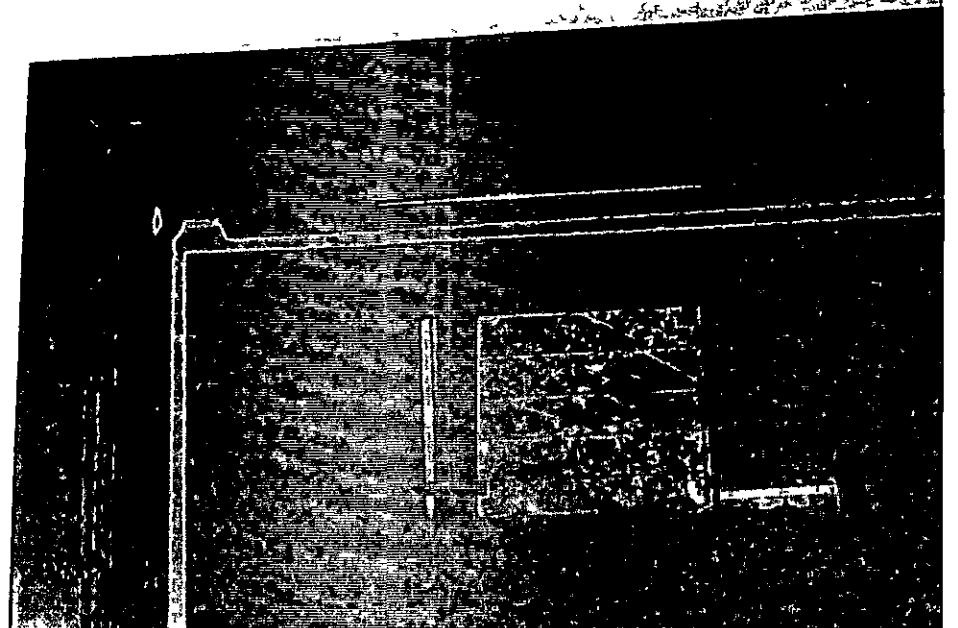
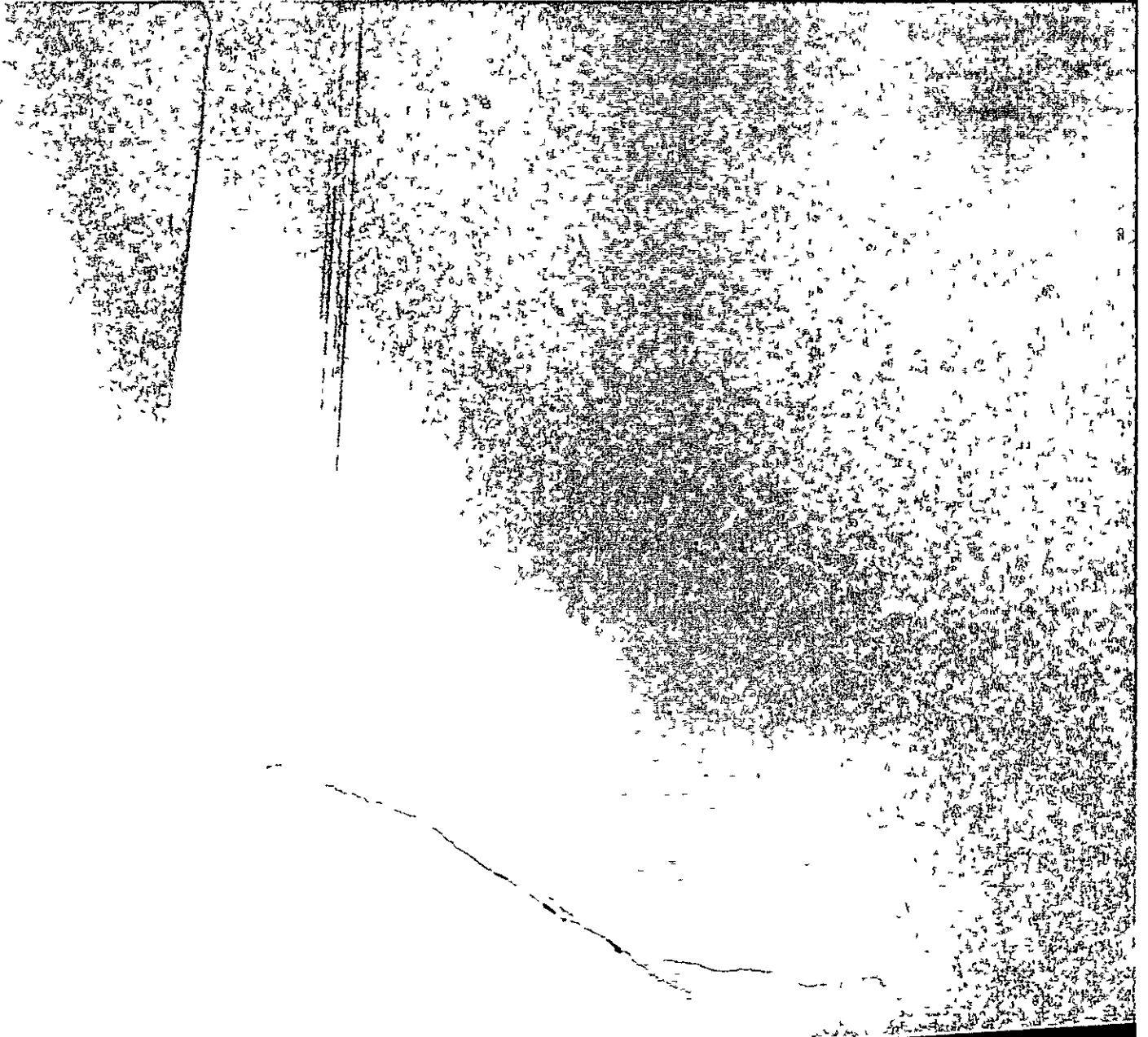
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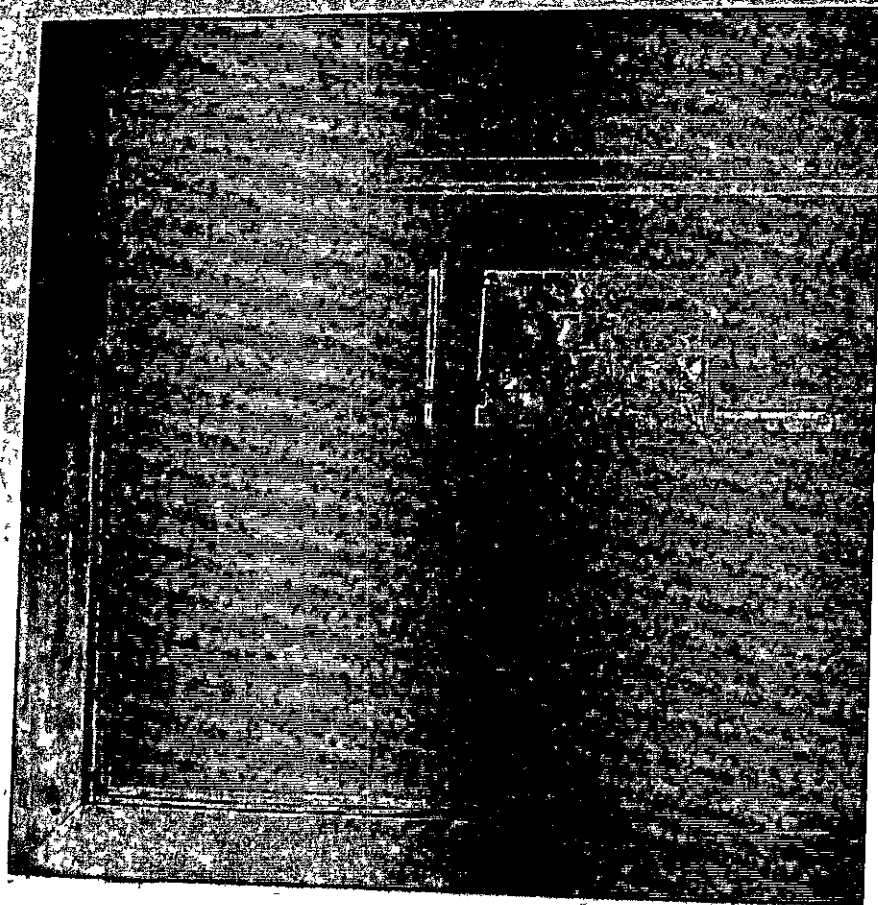
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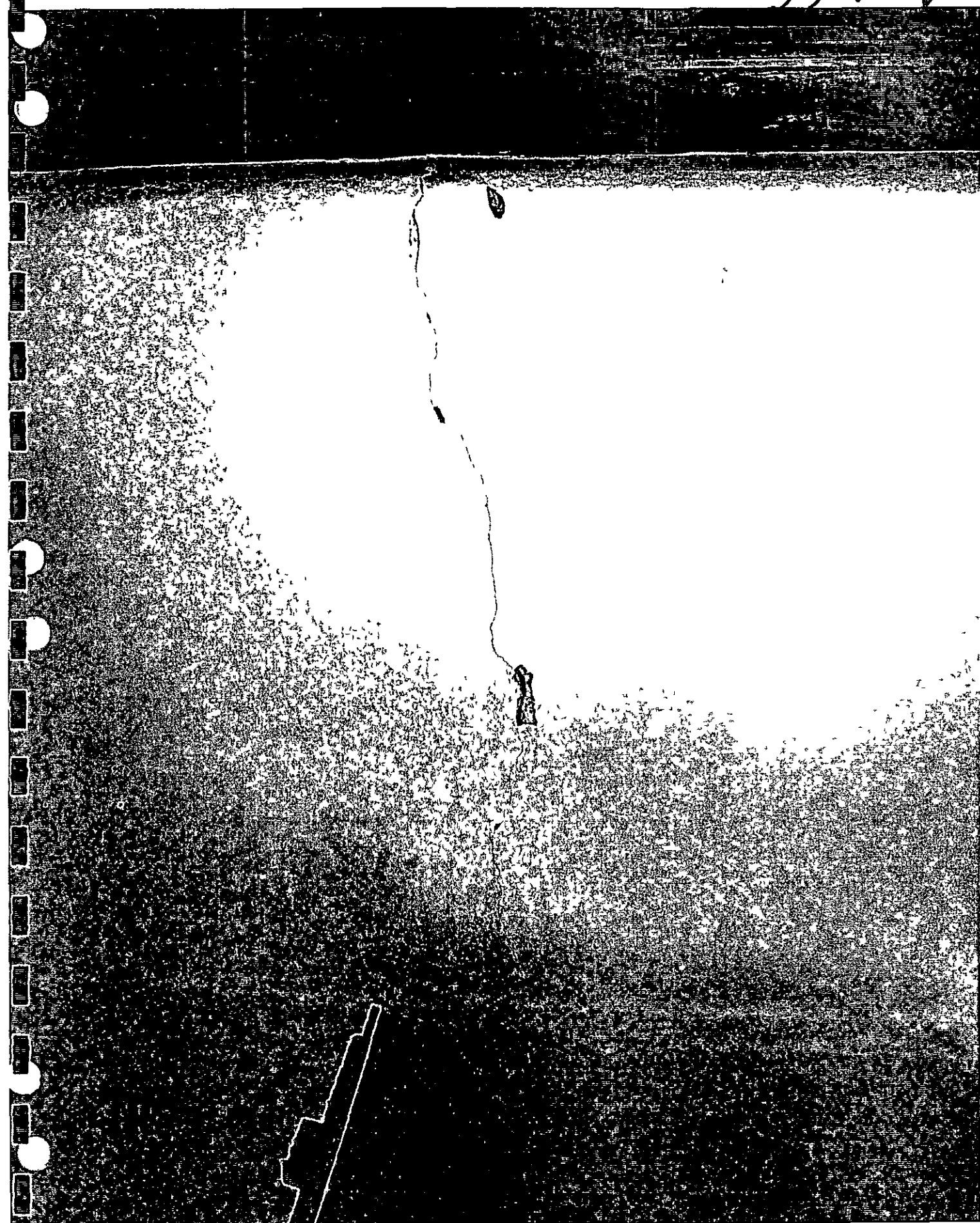
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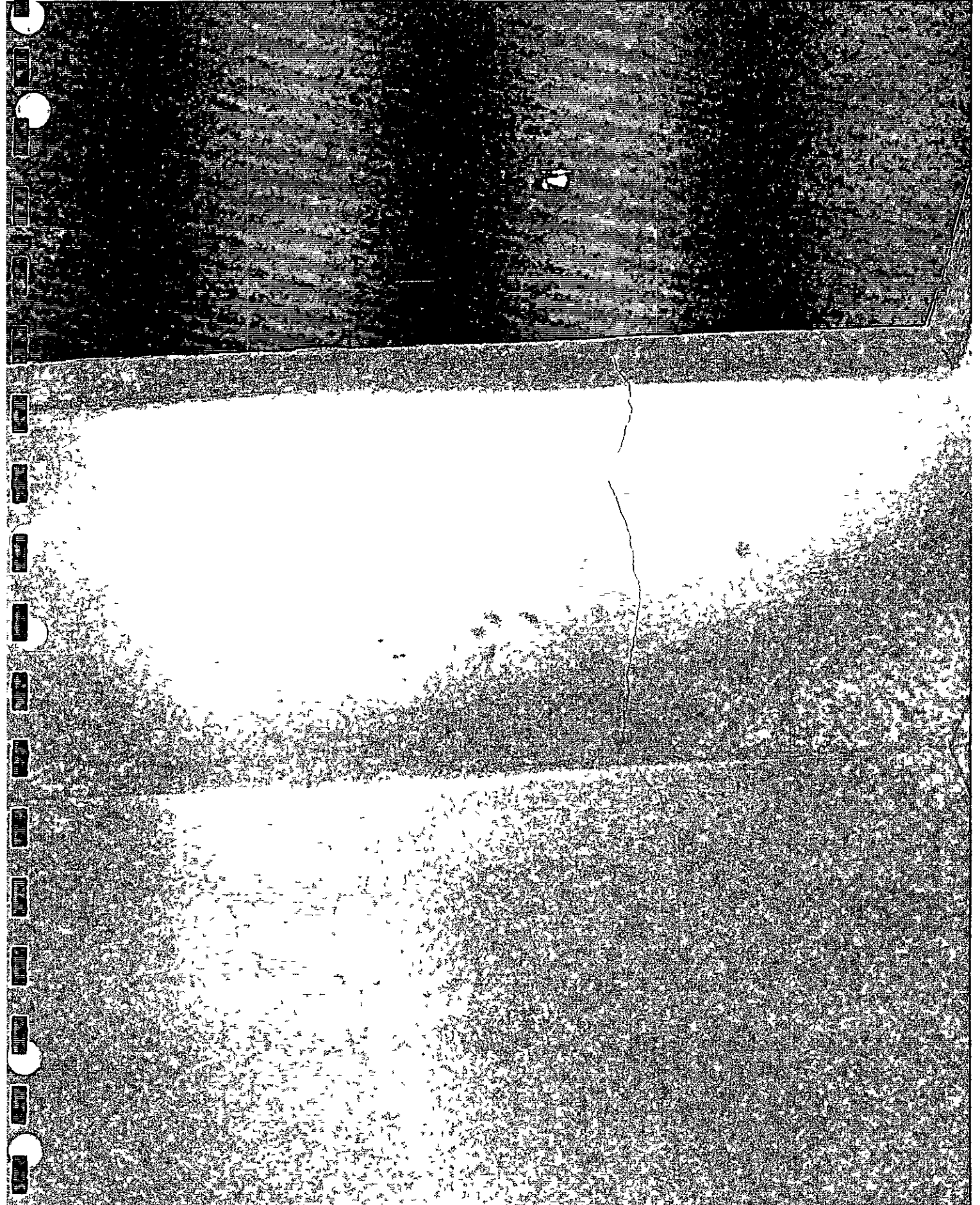
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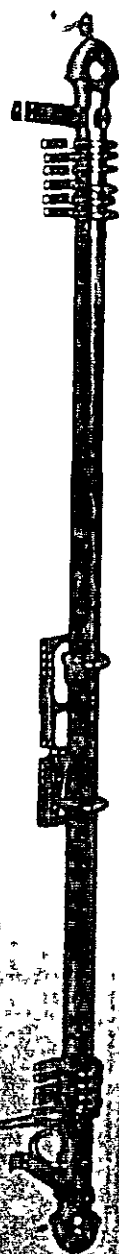
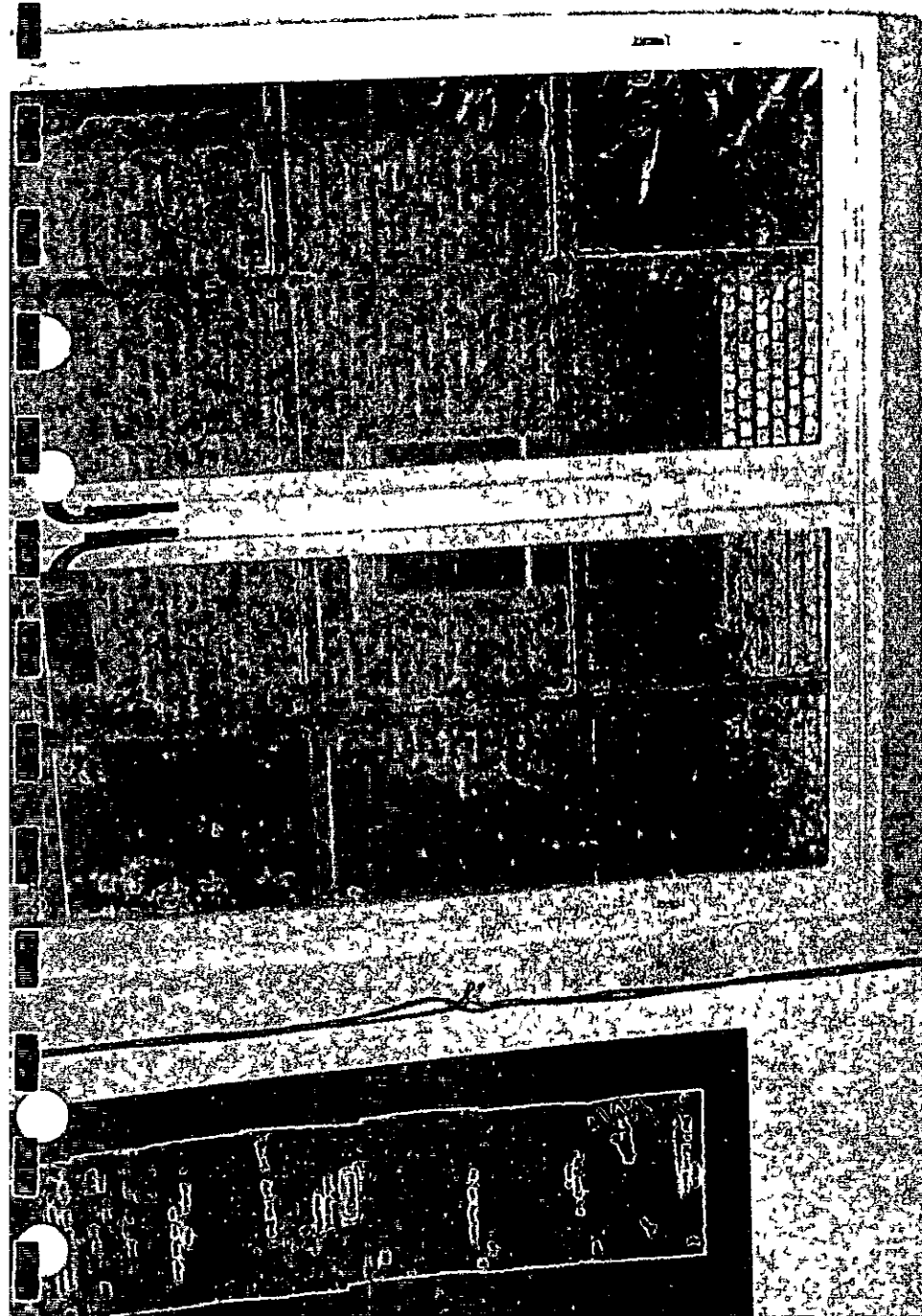
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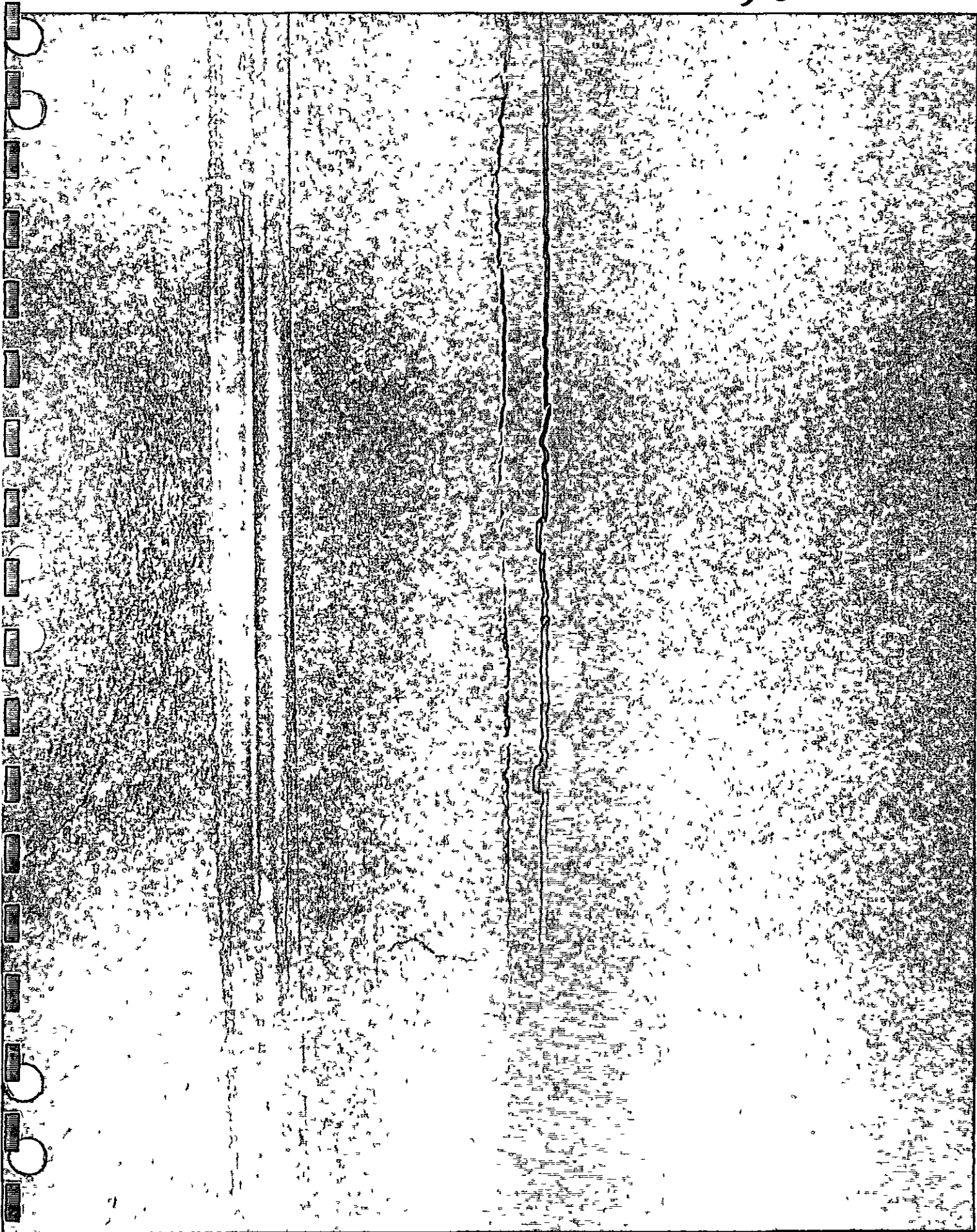
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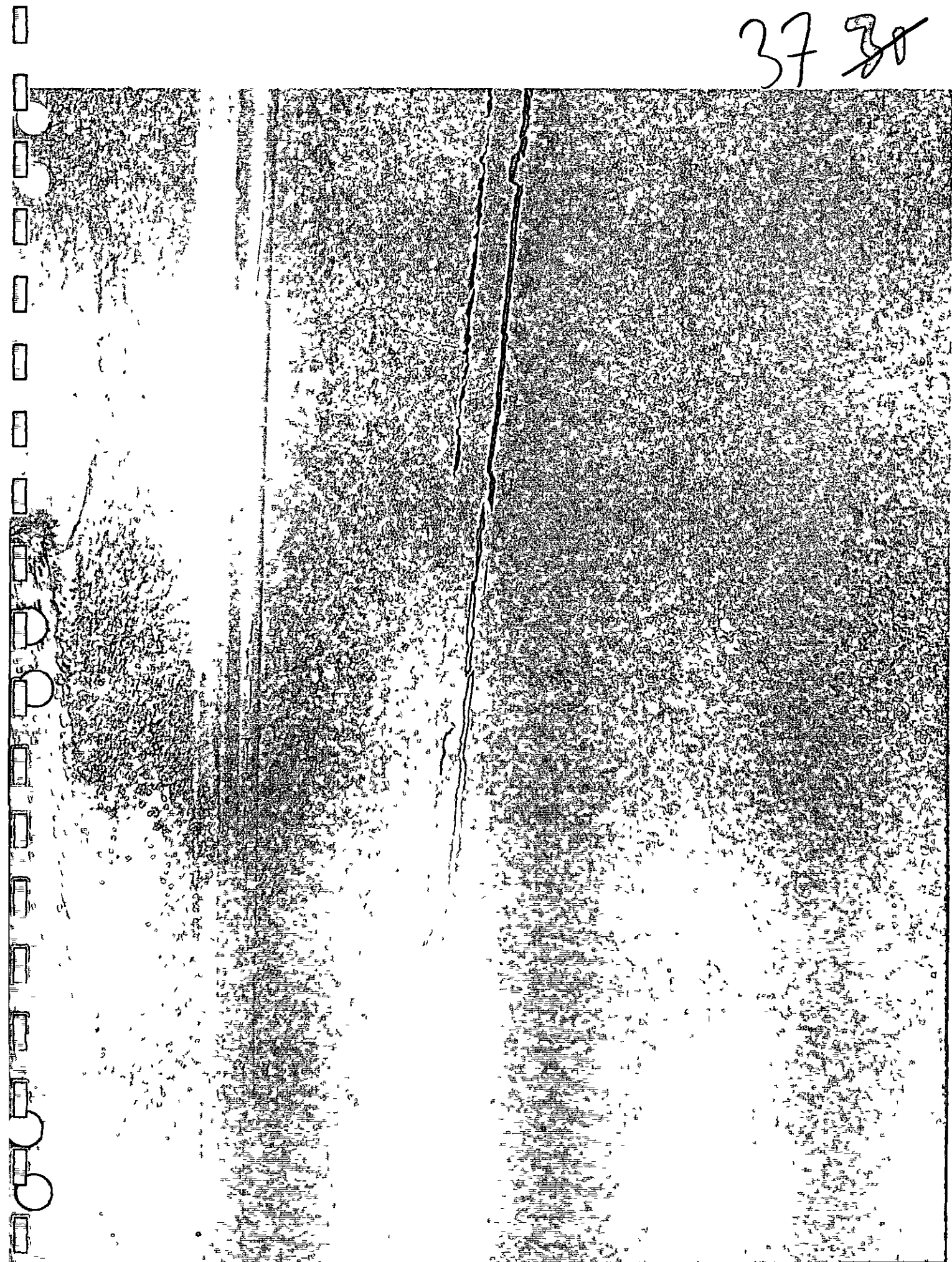
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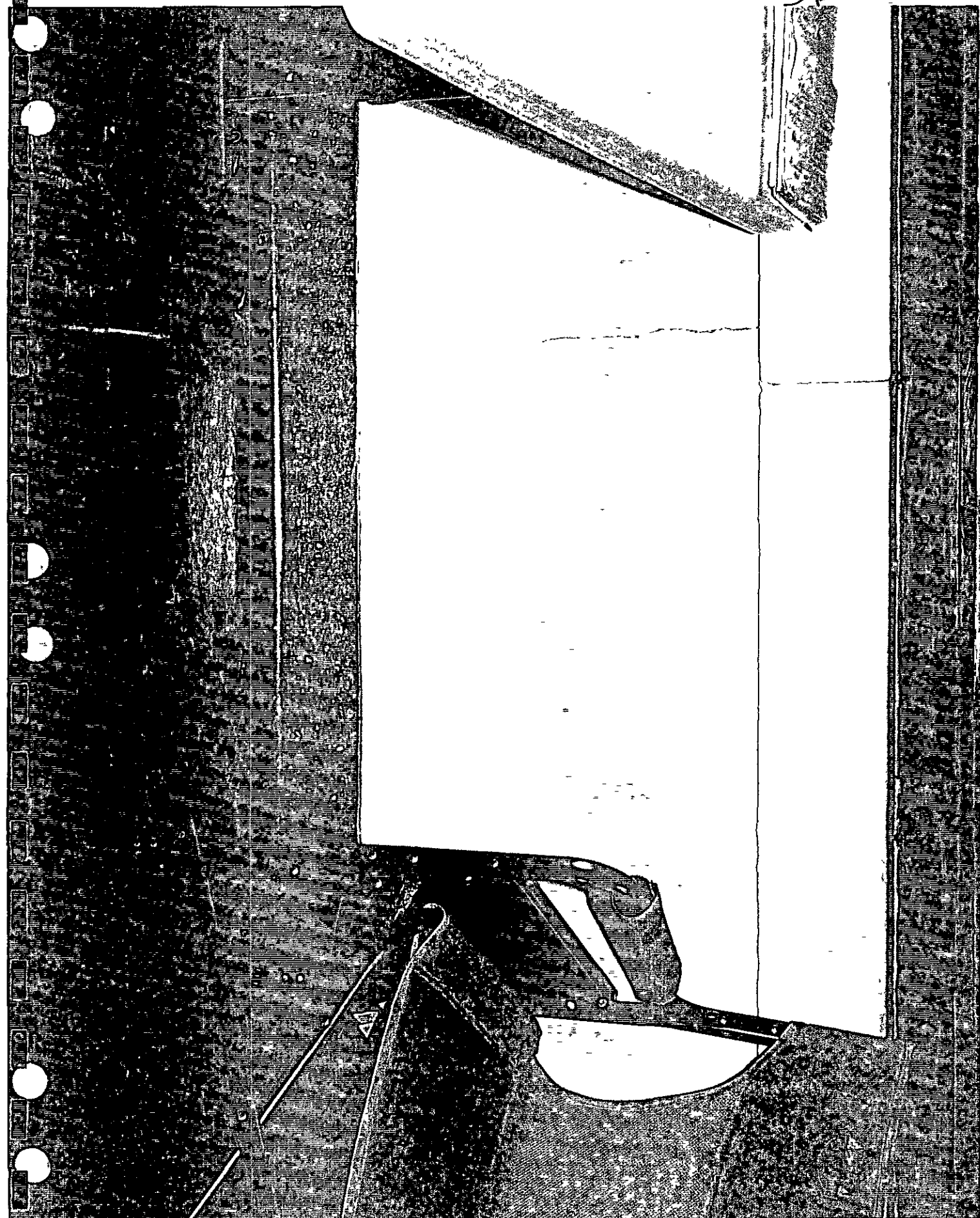
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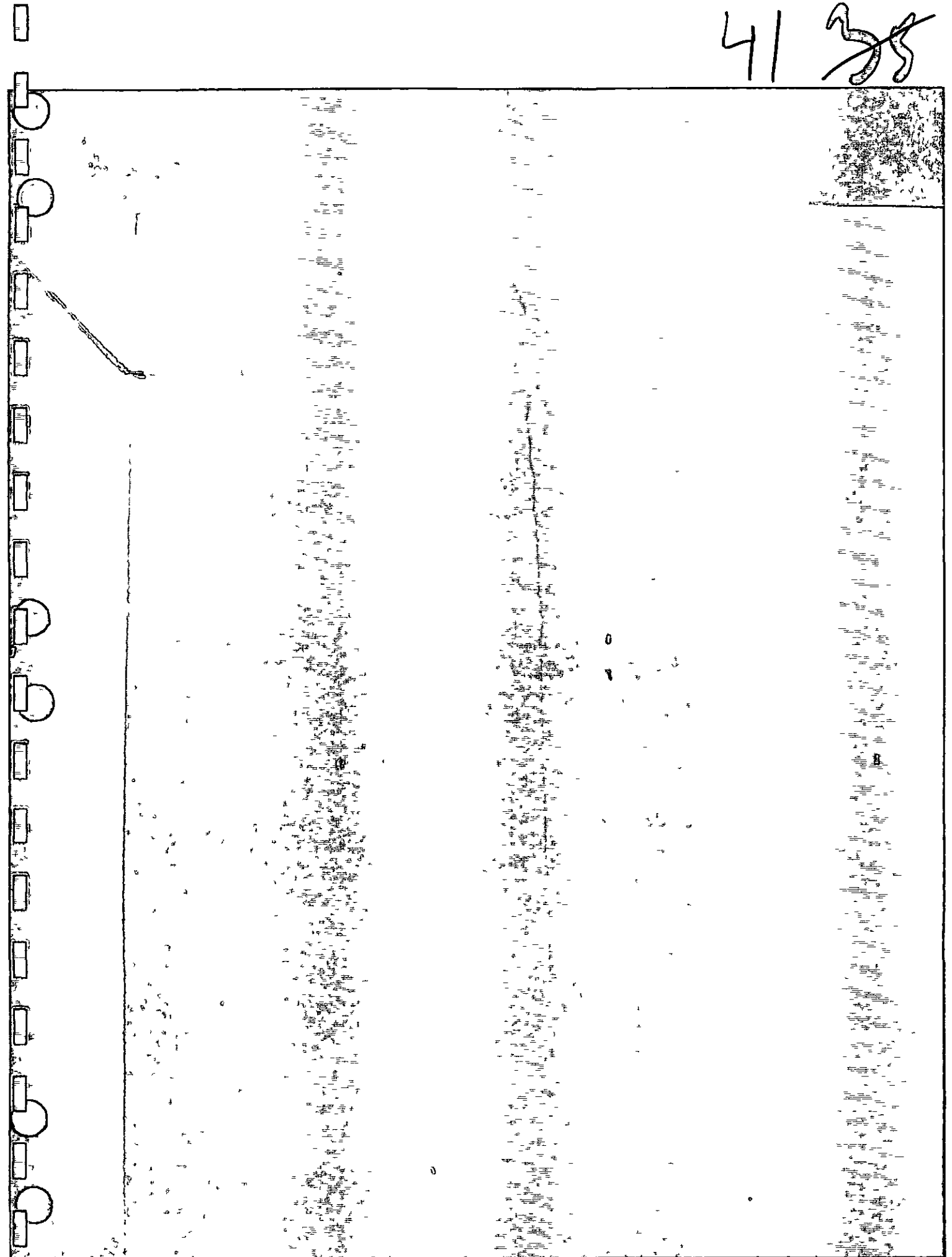


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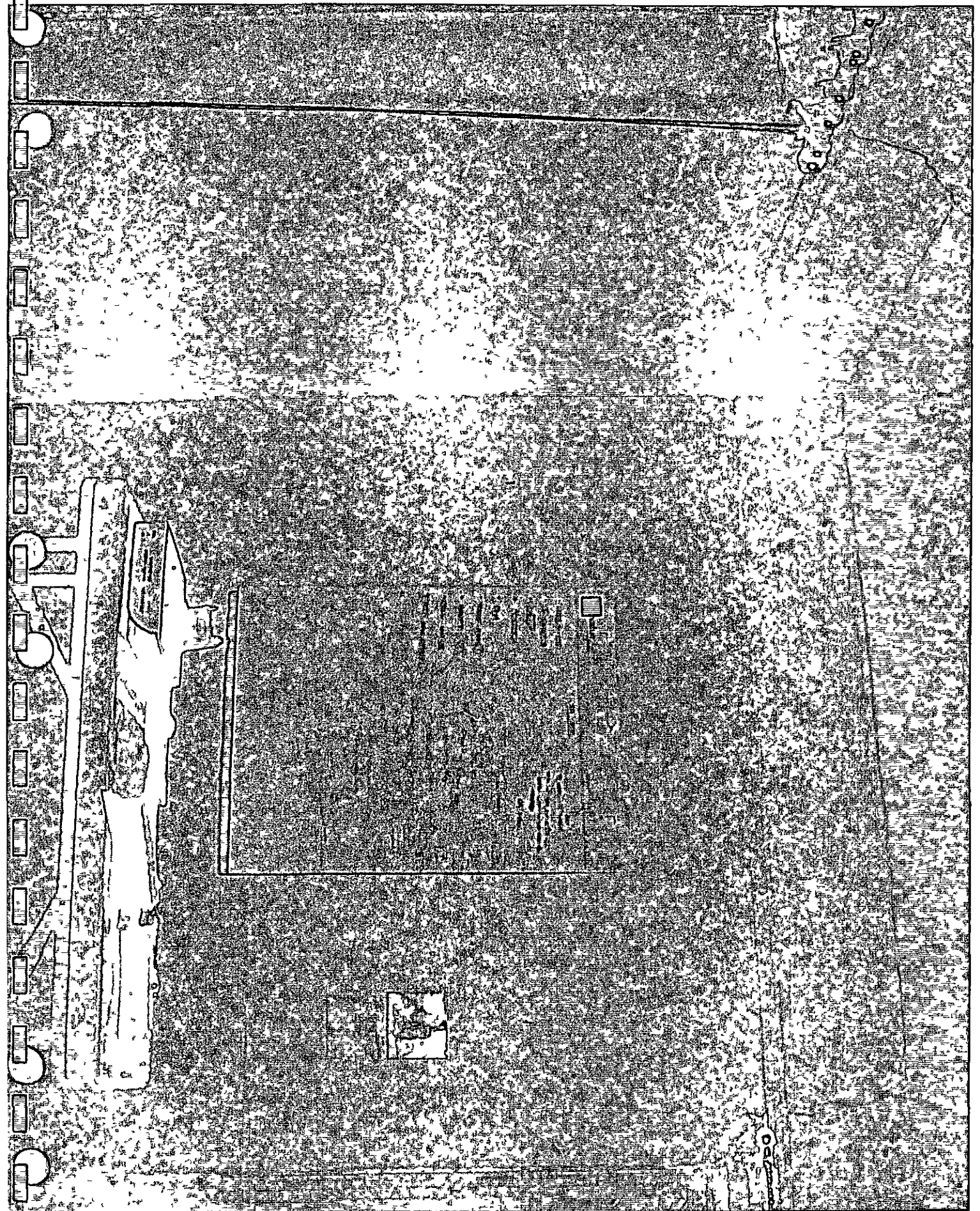


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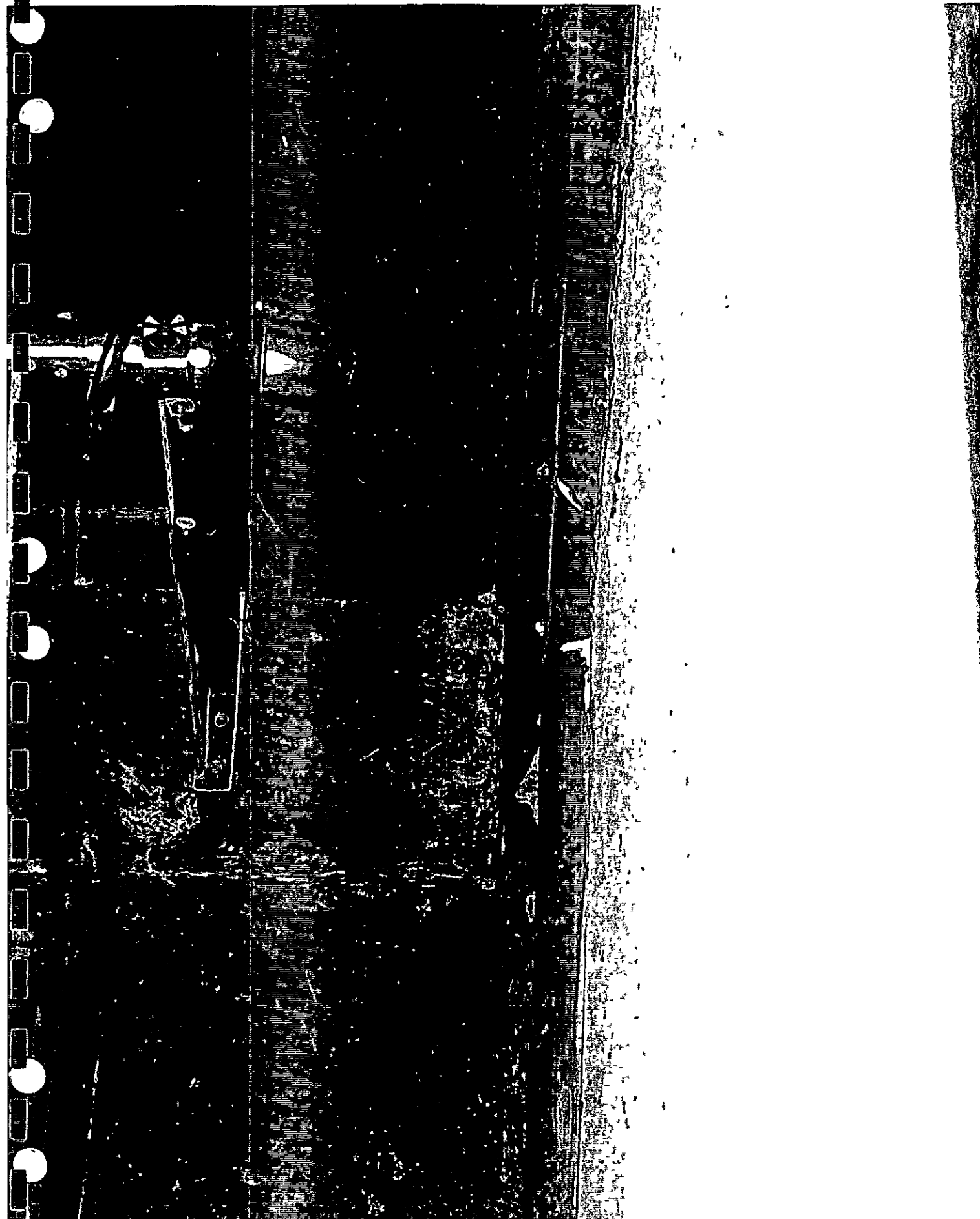
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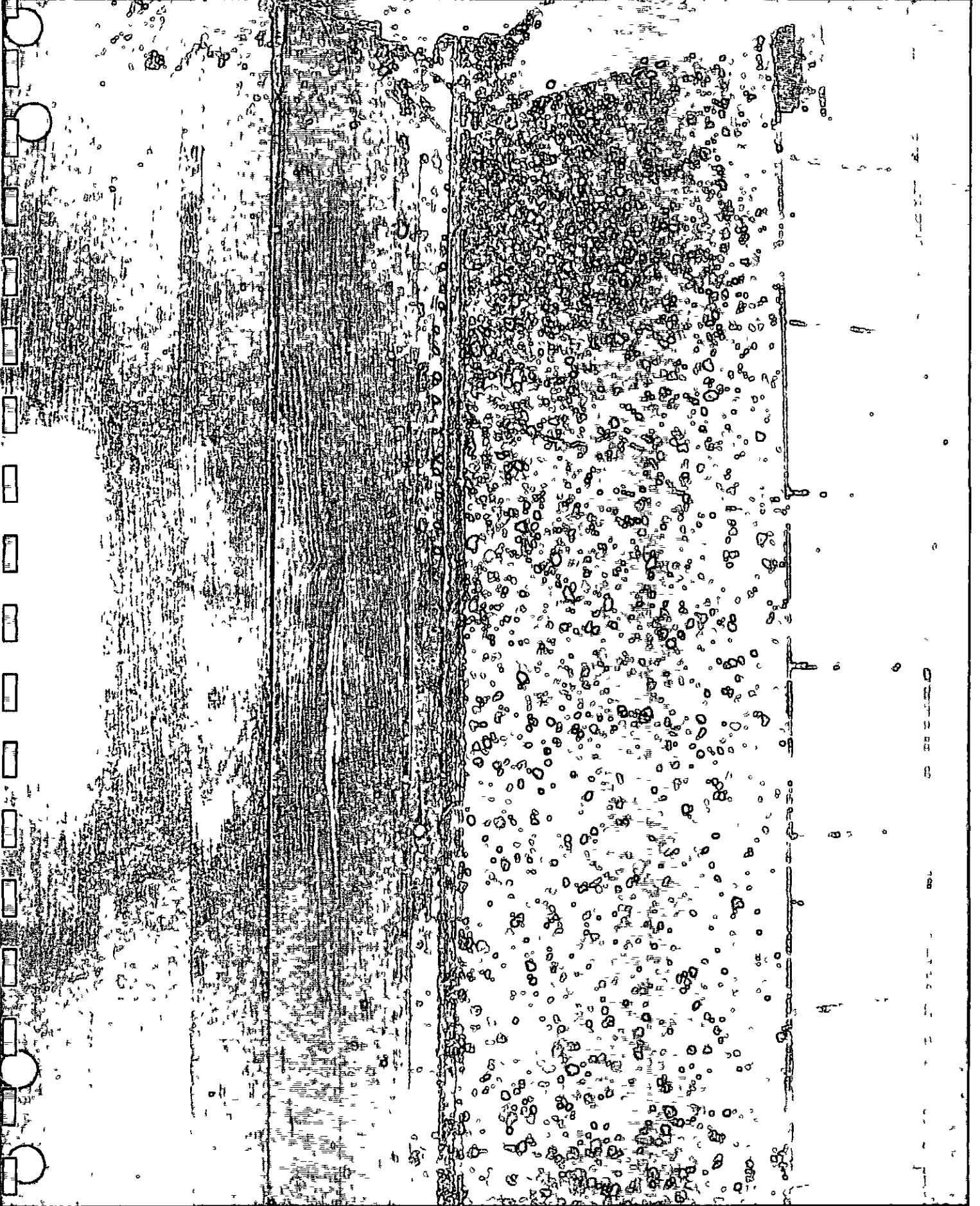
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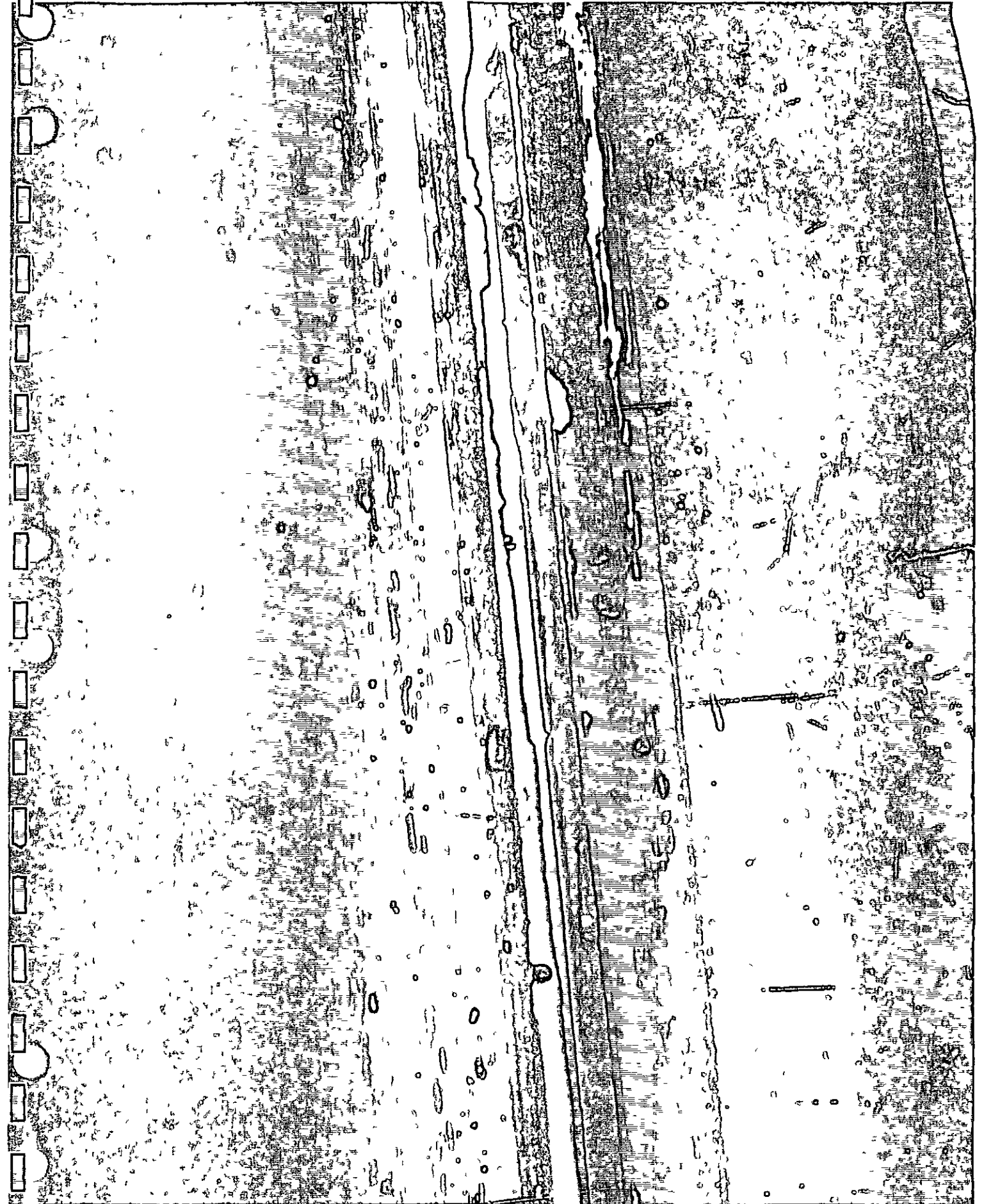
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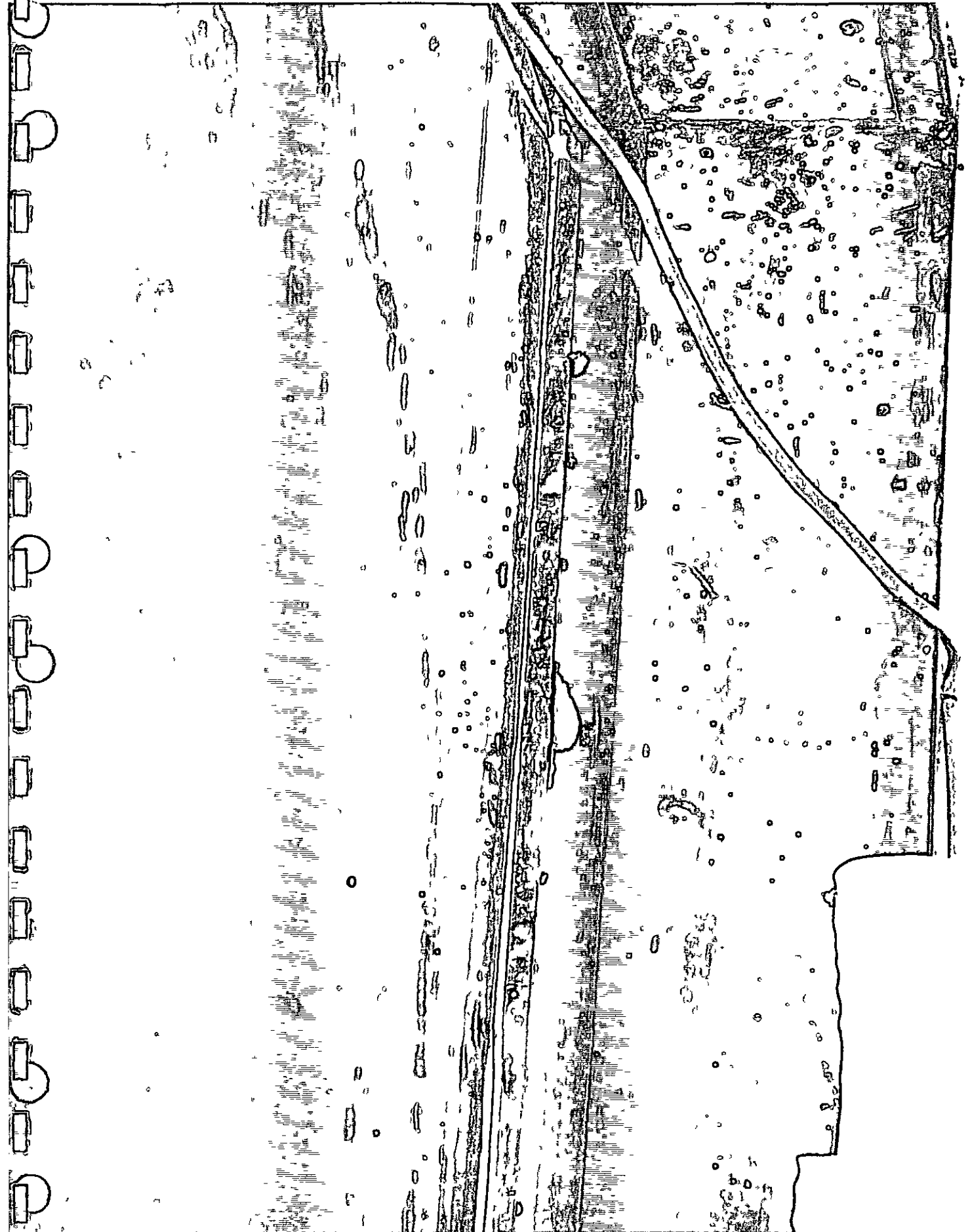
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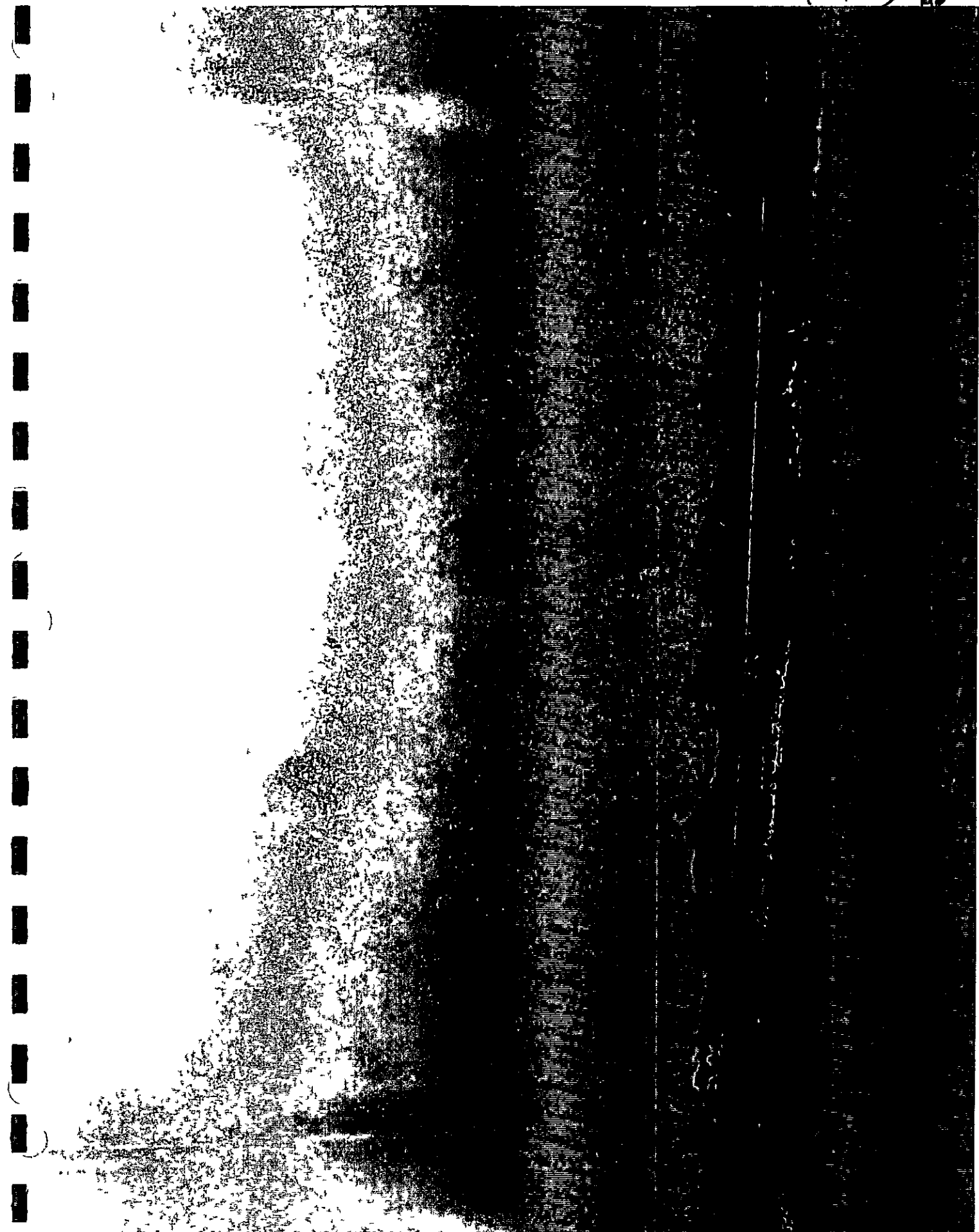
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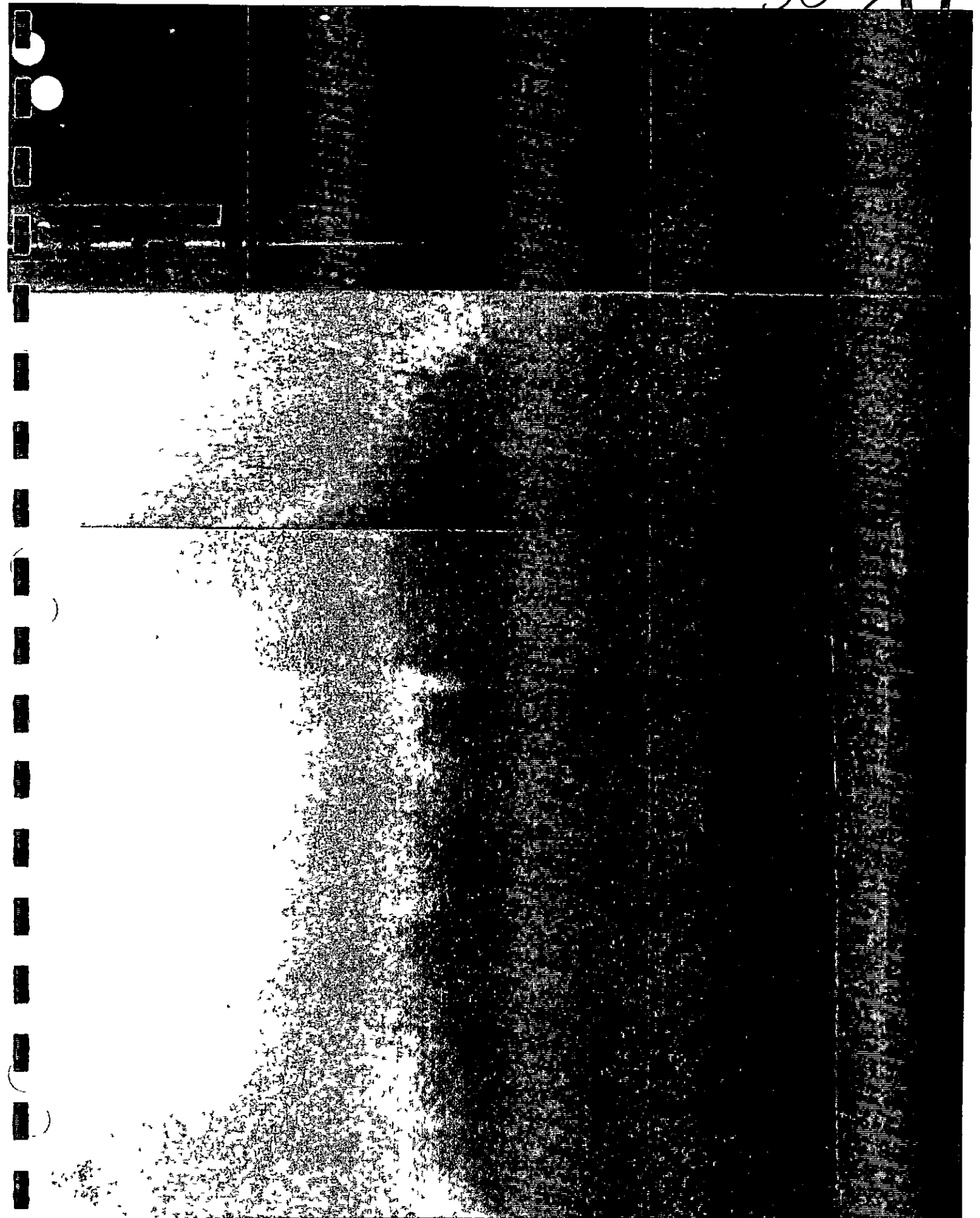
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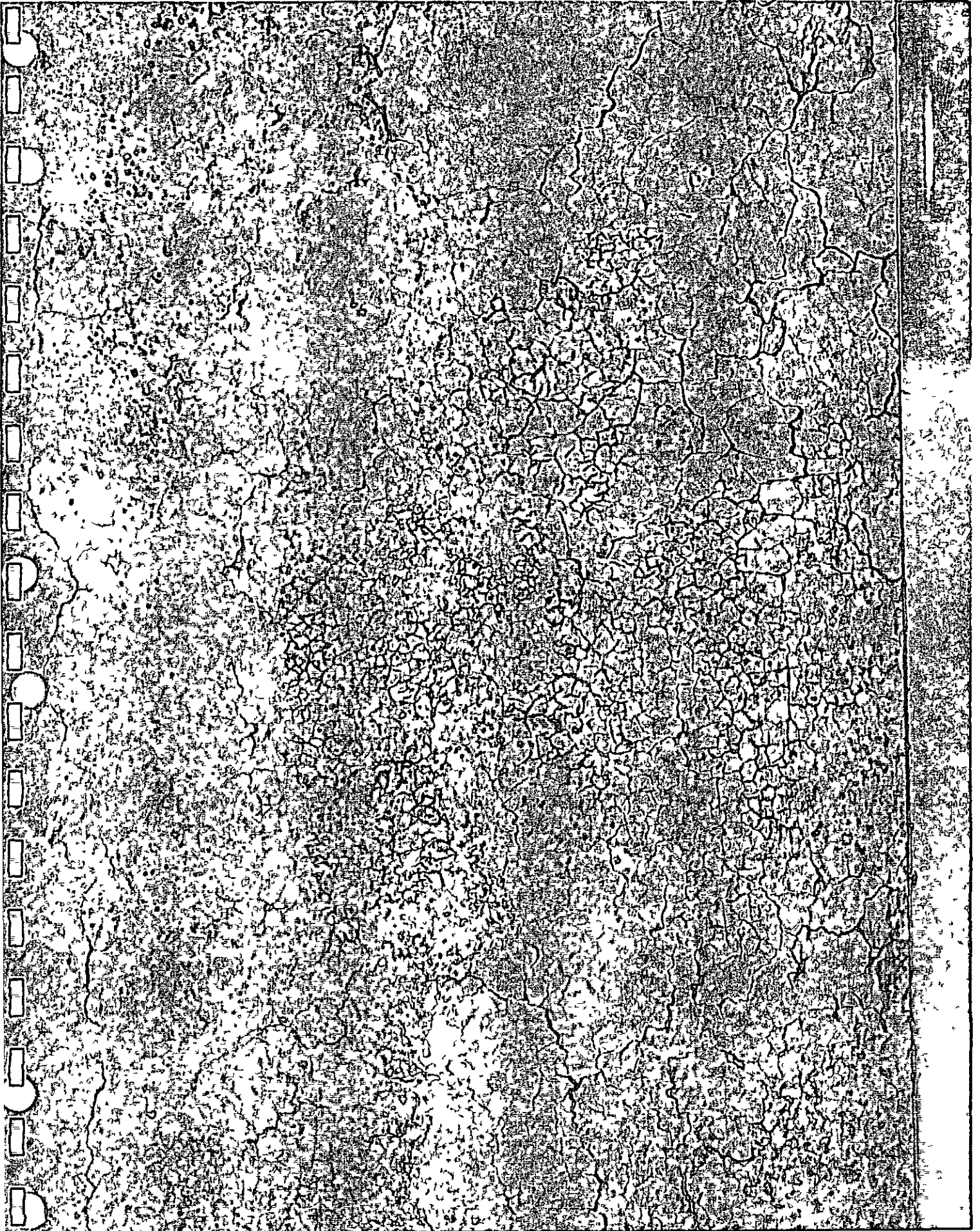
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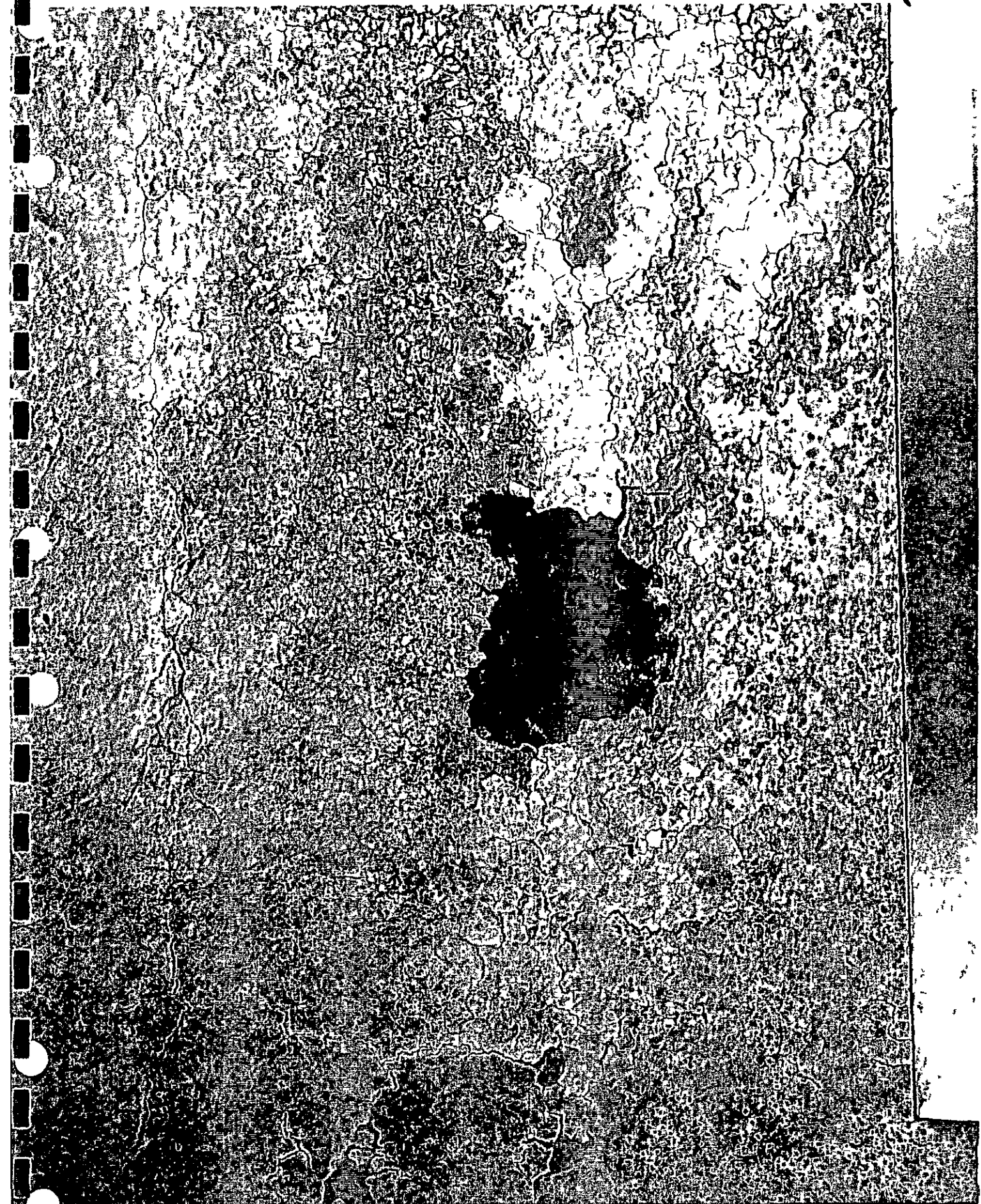
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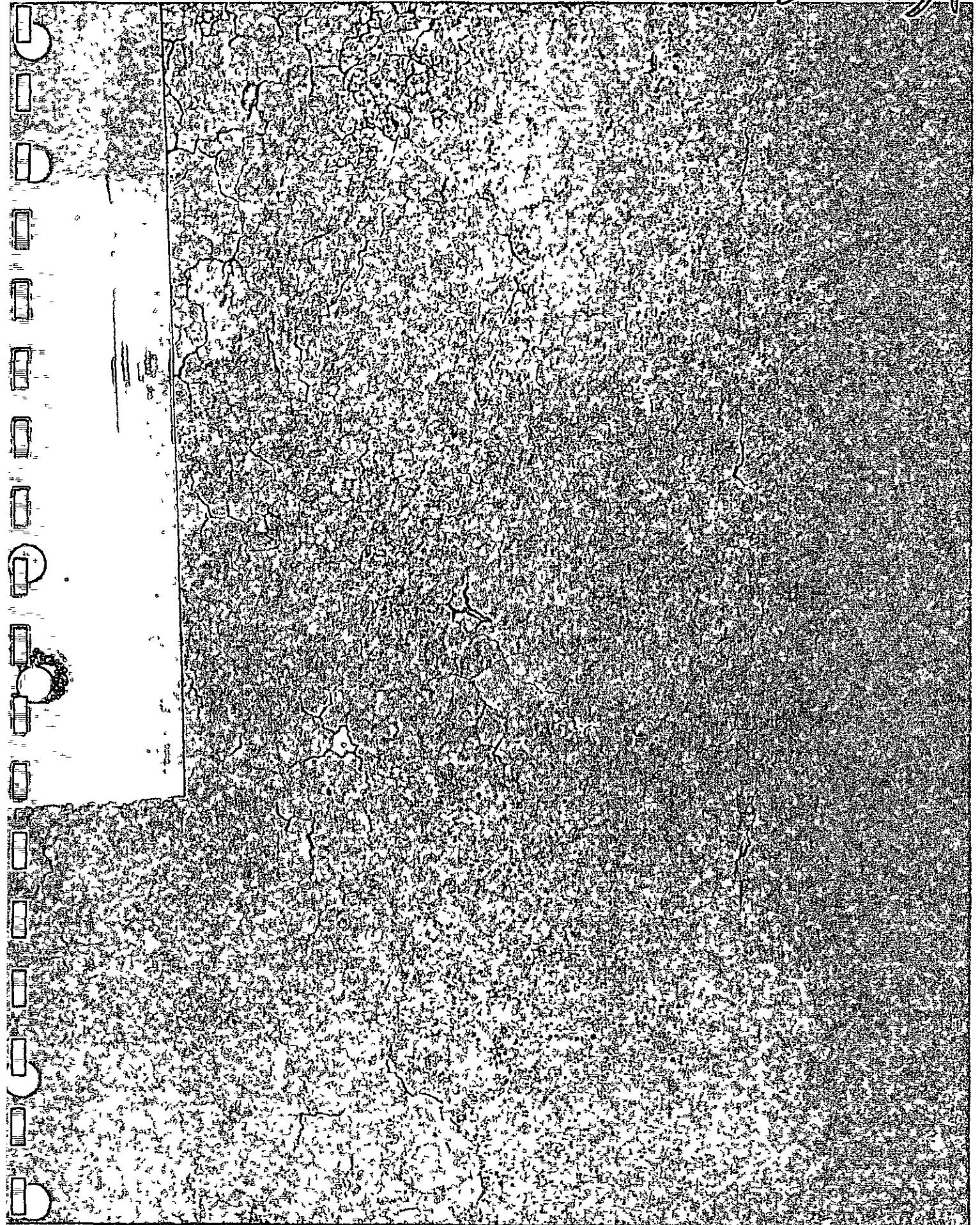


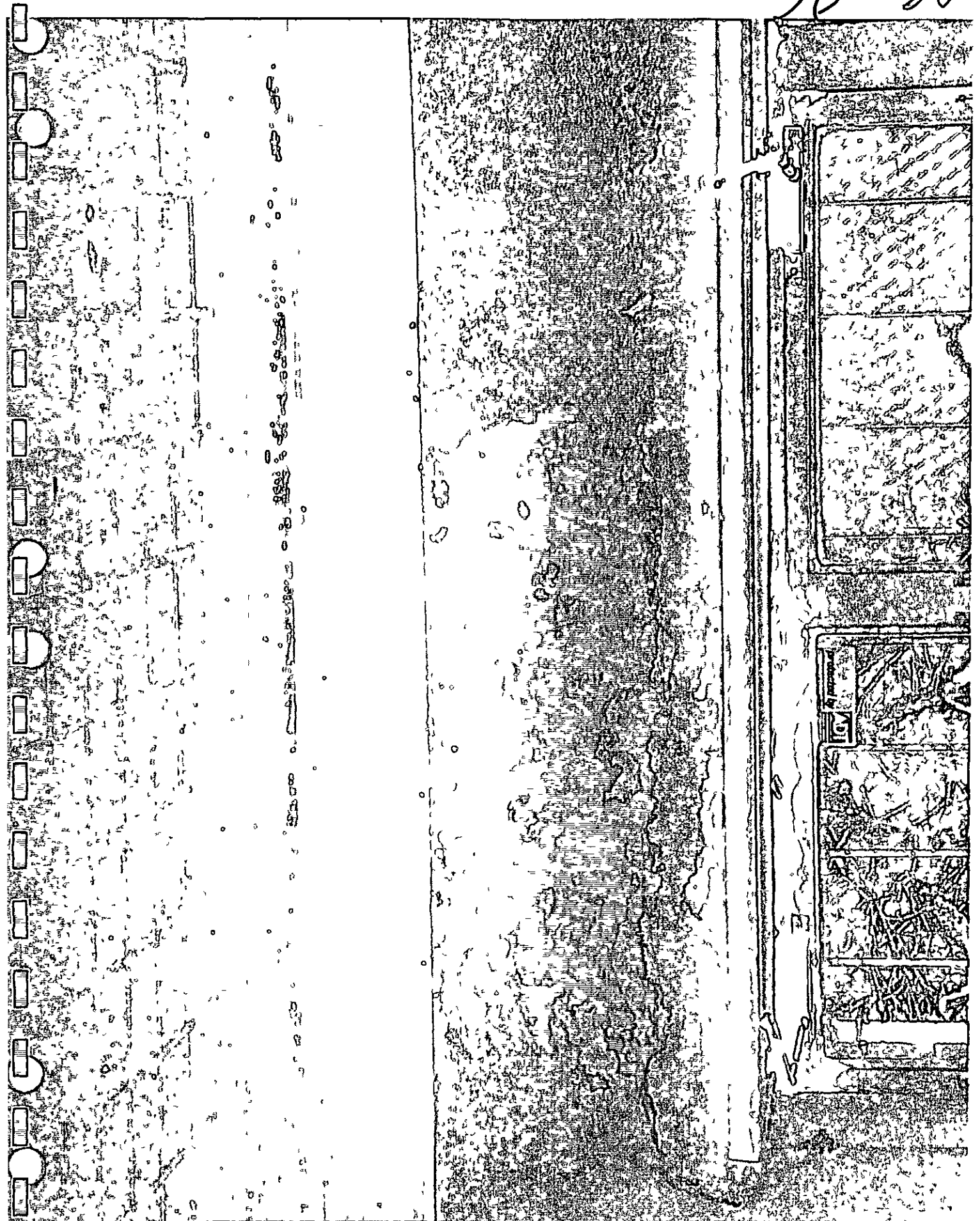
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Structural

This section describes findings related to the existing structural components

1. Foundation and Floor Framing

The foundation is principally composed of a slab on grade foundation. It appears that the original garage has been abandoned and an elevated garage supported by structural steel has been constructed above the original structure. Additions and alterations have been made to the home. Some of these alterations have compromised the original construction. These are described herein. The following were observed:

- a) There are numerous signs of structural distress attributed to differential movement of the foundation. In general, the right rear corner (facing from the street) appears to have settled resulting in distress to the exterior walls and foundation. No structural analysis or plan for remedial actions was undertaken at this date (Photographs #2, #5, #6)
- b) Significant localized deflection of the second level floor framing was observed (Photograph #1). Deflections are approximated in excess of 1-inch. The structural members were not accessible for observation.
- c) A second level garage is constructed above the original garage. The steel framing supporting the second level garage floor shows deterioration from corrosion (Photograph #8). A structural analysis has not been completed to determine the remaining capacity of the garage floor framing and its ability to support the anticipated loads. Additionally, portions of the garage floor and drive are constructed with light panels intended to provide natural lighting to the original underlying garage space. These panels are unsuitable to support the design loads required by the building code and require repair.
- d) A portion of soils previously supporting the foundation has been removed. (Photograph #7). Reportedly, soils were removed to provide access for routing air-conditioning around 1950. The excavation indicates that some of the reinforcing steel has been removed and/or damaged in the existing foundation. Additionally, no moisture barrier was observed between the grade and the foundation. This increases the possibility for moisture migration into the foundation.

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2. Drives and Walks: The concrete flatwork serving as the walks and drive has numerous cracks and shows evidence of settling. Concrete paving located within the arches at the lower level of the home shows cracking and settlement.

3. Exterior walls and Roof and Ceiling

- a) The exterior stone masonry veneer shows significant distress throughout the home, presumably from differential movement of the foundation (Photographs #5, #6). The exterior veneer appears to be a nonstructural element of the home. However, remedial actions are required to stabilize the veneer. The existing attachment of the stone veneer to the wall was inaccessible for review.
- b) A portion of the lower level exterior wall is below grade. Water penetration is evident in many locations (Photograph #3). The time period that water has been penetrating the structure is unknown. Damage related to the moisture penetration is unknown at this date.

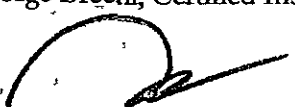
Conclusion

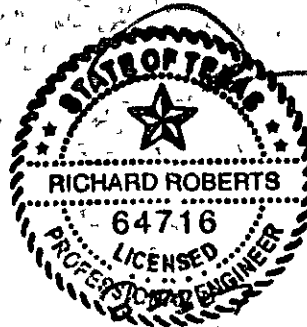
It is my opinion that the building located at 2213 Windsor East is in generally poor condition, requiring rehabilitation before it would be suitable for habitation. Please be advised that the extent of damage to the structural framing is unknown at this date and can exceed those areas commented upon in this report. It is recommended that a complete structural analysis be completed of the steel framing supporting the garage prior to occupying the home.

Please contact me if you have any further questions.

Sincerely,


George Breehl, Certified Inspector


Rick Roberts, P.E., Managing Engineer



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MAXWELL ENVIROTECH INC.

751 LONESOME TRAIL # 300 DRIFTWOOD, TEXAS 78619



Telephone / Fax Number (512) 847-2797

Date: March 22, 2007

Project No 070331

Page 1 of 2

To: Charlie Thomas
3111 Glenview Ave
Austin, Texas 78703

Re: IAQ Investigation
2213 Windsor Road East
Austin, Texas

Dear Mr Thomas

Maxwell Envirotech, Inc performed Visual Inspection and Bulk Mold Sampling of the above referenced project March 16, 2007

Inspection Summary

The visual inspection found visible mold growth on the west subgrade masonry walls (See photographs 1,2 and 4) and below the stairs (photograph 3) The bulk sampling analysis (Quantem Lab ID 147650 attached) showed heavy concentrations of *Cladosporium* and *Penicillium* on the walls (Sample CT 7) and heavy concentrations of *Cladosporium* and lesser concentrations of *Bipolaris/Drechslera Group* on the stair structural wood framing (Sample CT 8)

Discussion

The genres reported more commonly known to cause allergic reactions, however *Penicillium* has been reported to cause infections in humans (eye, nose, lung etc) typically in persons who are otherwise immuno-compromised (see descriptive literature attached)

Bulk / Tape Samples

Bulk samples were collected, placed in baggies, and sealed for transport to the laboratory Tape samples were collected by placing the adhesive surface of clear cellophane tape directly on suspected contamination sites Bulk samples were processed in the laboratory by tape transfer Tape samples were placed on a standard microscope slide for light microscopic evaluation Tape/bulk samples were analyzed to evaluate and characterize general

(cont)

populations of potential fungal contaminants, as well as, to distinguish active and/or transitory fungal presence. The presence of active fungal growth in an indoor environment is not consistent with the practice of maintaining acceptable indoor environments and/or air quality.

Statement of Certification:

The undersigned certify that to the best knowledge and belief

The statements of fact contained in the report are true and correct

The reported analyses and conclusions are limited only by the availability of documentation and limiting conditions and are our personal, unbiased professional analyses, opinions and conclusions

No other warranty either expressed or implied is hereby made

Our compensation is not contingent on an action or event resulting from the analyses, opinions or conclusions in, or the use of this report

Scott A Maxwell is a Texas Licensed Mold Consultant and EPA Certified Inspector & Management Planner and NIOSH 582 Air Monitor, personally reviewed the available documentation and made personal inspection of the site

Respectfully submitted,

MAXWELL ENVIROTECH, INC

 3.22.2007

Scott A Maxwell I H - Pres

TX#MAC 0314

SM vm
enclosures