

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-08-0161

HLC DATE:

June 23, 2008

July 28, 2008

PC DATE:

September 9, 2008

APPLICANT: Historic Landmark Commission

HISTORIC NAME: Louis F. Southerland House

WATERSHED: Taylor Slough South

ADDRESS OF PROPOSED ZONING CHANGE: 2801 Robbs Run

ZONING FROM: SF-3

TO: SF-3-H

SUMMARY STAFF RECOMMENDATION: Staff does not recommend the proposed zoning change from Single Family Residence (SF-3) to Single Family Residence – Historic Landmark (SF-3-H) combining district zoning. The house was subject to an unsympathetic remodeling by a previous owner which removed much of the historic fabric. The property owner applied to the Historic Landmark Commission for a Certificate of Appropriateness to continue construction on the house, but the construction work would not constitute a restoration of the historic appearance of the house. The Historic Landmark Commission granted the Certificate of Appropriateness with the acknowledgement that the house would not qualify for historic landmark designation. The property owner is proceeding with his construction project under the Certificate of Appropriateness granted by the Historic Landmark Commission on September 22, 2008. With the granting of the Certificate of Appropriateness, staff cannot recommend the house for designation as a historic landmark as the house no longer retains its historic appearance.

HISTORIC LANDMARK COMMISSION ACTION: June 23, 2008: Initiated the historic zoning case. Vote: 5-0 (Arriaga, Leary and Hansen absent). July 28, 2008: Recommended the change from Family Residence District (SF-3) to Family Residence District – Historic (SF-3-H) Combining District, zoning, based on the age of the house being over 50 years old, its integrity of materials and design, for the property's significance in the areas of architecture and historical associations and property. Vote: 7-0, Leary absent). September 8, 2008: The Special Certificate of Appropriateness Committee recommended the property owner's plan for rehabilitation, but not restoration of the house. September 22, 2008: Granted the property owner's request for a Certificate of Appropriateness for rehabilitation of the structure. Vote: 4-0 (Limbacher, Leary, and Arriaga ill).

PLANNING COMMISSION ACTION: To grant SF-3-H, family-residence zoning. Reddy/Small, 7-1-1, Ewen (nay); Atkins absent.

DEPARTMENT COMMENTS: The building was designed and built by Louis F. Southerland, principal of the first architectural firm in Texas: Page Southerland Page, fellow of the American Institute of Architects, and founder of Texas Chapter of the AIA. PSP has designed more buildings in Austin than any other architectural firm. The house itself was one of the first to be built in the International style in Austin, and remains a good example of this mid-century style.

The building was sold by Mr. Southerland's heir, Rob Southerland (for whom "Robbs Run" was named) in 2006. Since that time, a good part of the façade has been demolished without a permit. There has been more than one owner since the original sale of the property, as Chulow Ltd. (Randall Chupik and Cole W. Lowenfield) owned the property in 2006 prior to its purchase in July of last year by the current owners, Lauri and Kurt Hoff.

CITY COUNCIL DATE: October 16, 2008

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Susan Villarreal

PHONE: 974-3524

NEIGHBORHOOD ORGANIZATIONS:

384--Save Barton Creek Assn.
425--2222 Coalition of Neigh. Assns.
511--Austin Neighborhoods Council
786--Home Builders Association of Greater Austin
1086--West Austin Neighborhood COA Neigh Plan
1113--Austin Parks Foundation
88--West Austin Neighborhood Group
1037--Homeless Neighborhood Assn.

BASIS FOR RECOMMENDATION:

Although the ca. 1948 house was designed and built by prominent local architect Louis F. Southerland, Jr., modifications to the house have obliterated the original design and removed most of the original materials.

Architecture:

Two-story, International Style-influenced, flat-roofed brick and wood house with large expanses of glass and a very horizontal composition. The second story features a slightly cantilevered balcony. It was modified by the addition of an indoor pool and air-conditioning designed by Mr. Southerland and in 2006 with a second floor addition over the garage. The framework of the old house still exists, the demolition contractor has retained the brick and windows, Mr. Southerland's plans are extant, and numerous photographs exist showing the original façade.

Historical Associations:

In addition to the history of Page Southerland Page as described in the news articles and outlined in the Historic Demolition Permit (HDP) Review Sheet below, the firm was responsible for the design or renovation of buildings throughout Texas from 1935 until Mr. Southerland's retirement. Mr. Southerland's wife, Jean (Reed), was known for her community work, including a gift to Austin's Public Library. In 1994, the Howson Branch benefited from a sizeable gift when she donated funds for the addition of a periodicals reading room in the library, in honor of her late husband. Dedicated in 1996, the Louis Southerland Reading Room includes a decorative glass partition that was designed by Susan Fiedorek and David Heymann as part of the City's Art In Public Places Program.

Among PSP's groundbreaking projects was the Rosewood Negro "Slum Clearance Housing Project" in Austin. It was the first such public housing project in the U.S. and demonstrates Mr. Southerland's affiliation with Lyndon Baines Johnson. LBJ was instrumental in acquiring the federal funds for Austin as well as defeating local opponents to low income housing development. The firm designed a 1500 bed medical structure in Southwest Houston that was the beginning of the Texas Medical Center. PSP designed the first post-WWII subdivision in Austin (Vallejo) to address a pressing need for housing. At the time, subdivision was not considered an architectural design activity.

The first independent PSP office the firm designed was a 5,000 sq. ft. air-conditioned building at 602 West Avenue. The use of air-conditioning was a rarity at the time. PSP designed the American Embassy in Mexico City in 1958, a prelude to working internationally.

A cursory review of files at the Austin History Center, as well as Mr. Southerland's history attached hereto, reveals plans by PSP for the following, to name just a few:

In Austin

Business: Nalle Office Building remodel, Covert Auto, Southwest Bell, Sparks Building, Swearingen Armstrong Motor Company (1948), Weatherly Motor Company, IBM Administration Bldg (1975 and 1982), Powell and Woolsey, Rawley Paper Co. (1963), Reed Garage, Houston Instruments (1978), C & S Sporting Goods, Austin Savings and Loan, First Republic Bank, City National Bank (1969), Austin National Bank (1974), Lindeman Plant (1948), Calcasieu Lumber, Lake Austin Yacht Club, Thompson Building

Civic Projects: Municipal Auditorium, (1955-58); Texas Supreme Court, Texas Engineers Register, Post Office - 300 E 8th St, Knights of Columbus, American Legion, Chamber of Commerce, Texas State Health Department (1955).

Hospitals: St. David's, Seton, Shoal Creek and Brackenridge.

Residential: Zeta Tau Alpha, Phi Delta Theta (1953), Phi Gamma Delta (1946), Phi Mu, Alpha Phi Omega, Sigma Alpha Mu, Delta Tau Delta, ADPs, and Pi Beta Phi Fraternity/Sorority Houses, Women's Dormitory at U.T., Ainsworth Apartments

Schools: Rosedale, Casis, Metz (1947), McCallum.

Religious: Tarrytown Methodist Chapel and Social Hall (1948), University Presbyterian Church, Woodlawn Baptist Church, First Baptist Church, Mexican Baptist Church, Austin Presbyterian Seminary, Church of the Good Shepherd.

Throughout Texas and Beyond

Civic: County Courthouse (Bastrop), Fire Station, (Alice) Fire Station, Auditorium and City Hall, (Bay City ca. 1946), Airport (Temple), Fannin County Jail, Lackland Air Force Base (San Antonio), City Hall (Round Rock 1935); Stark Museum of Art, bank, library, theater, Stark Mansion, and Master Plan for the City of Orange (1970s).

Educational: Consulting Architects for the University of Texas System, Texas State College for Women (20 bldgs Denton-Dallas), Medical Services Building at Texas A & M, Bancroft School (Orange), Lockhart High School (1948), Lockhart Negro High School (1950), Elgin (1952), Smithville, Temple, Tom Bean, Manor, Vidor Rural High School (1942),

Hospitals: Southwest Texas Medical Hospital, San Antonio (1959-60), Denton, Cuero, Temple, Uvalde, Seguin, Bonham, New Braunfels, Atlanta (TX), Mason (1948), Mercy Hospital Brownsville, Jasper, San Augustine, Dallas, Athens, Karnes City, Kennedy, Columbus, Plano, Richardson, Hamilton, Fairfield, Huntsville, Sweetwater, Bay City, San Angelo, Tyler, Waxahachie, Beaumont, Port Arthur, Snyder, Fredericksburg, Laredo, Temple, Brownwood, Fort Worth, Presbyterian Hospital Dallas, Temple, Eagle Lake, Beaumont, McAlester (OK), Tapei (Taiwan).

Commercial: White Farm Office (Round Rock), Morrison Farms (Livingston), Lubbock Country Club (1947), Fish Hatchery (San Marcos 1947), Cameron and Hallettsville Frozen Locker Plant (1944), Commercial Building (Taylor), Butler Brick Company (Elgin), Burnham Construction (Georgetown), Dr. Pepper Plant, (Talbot 1946), Coca-Cola, Brownsville 1951-52), Creamery (Rusk), Drug Store (Llano),
Naval Reserve Buildings at Austin, Dallas, San Antonio, Ft. Worth and Corpus Christi
Other: 1936 Centennial Monuments for the State of Texas.

PARCEL NO.: 0117040115

LEGAL DESCRIPTION: ABS 313 SUR 8 GILBERT D J ACR 0.8800

ANNUAL TAX ABATEMENT: \$14,239 city portion: \$2,829 (1/2 of city taxes)

APPRAISED VALUE: \$1,277,579

PRESENT USE: Vacant

CONDITION: Structural components remain, poor otherwise.

PRESENT OWNERS

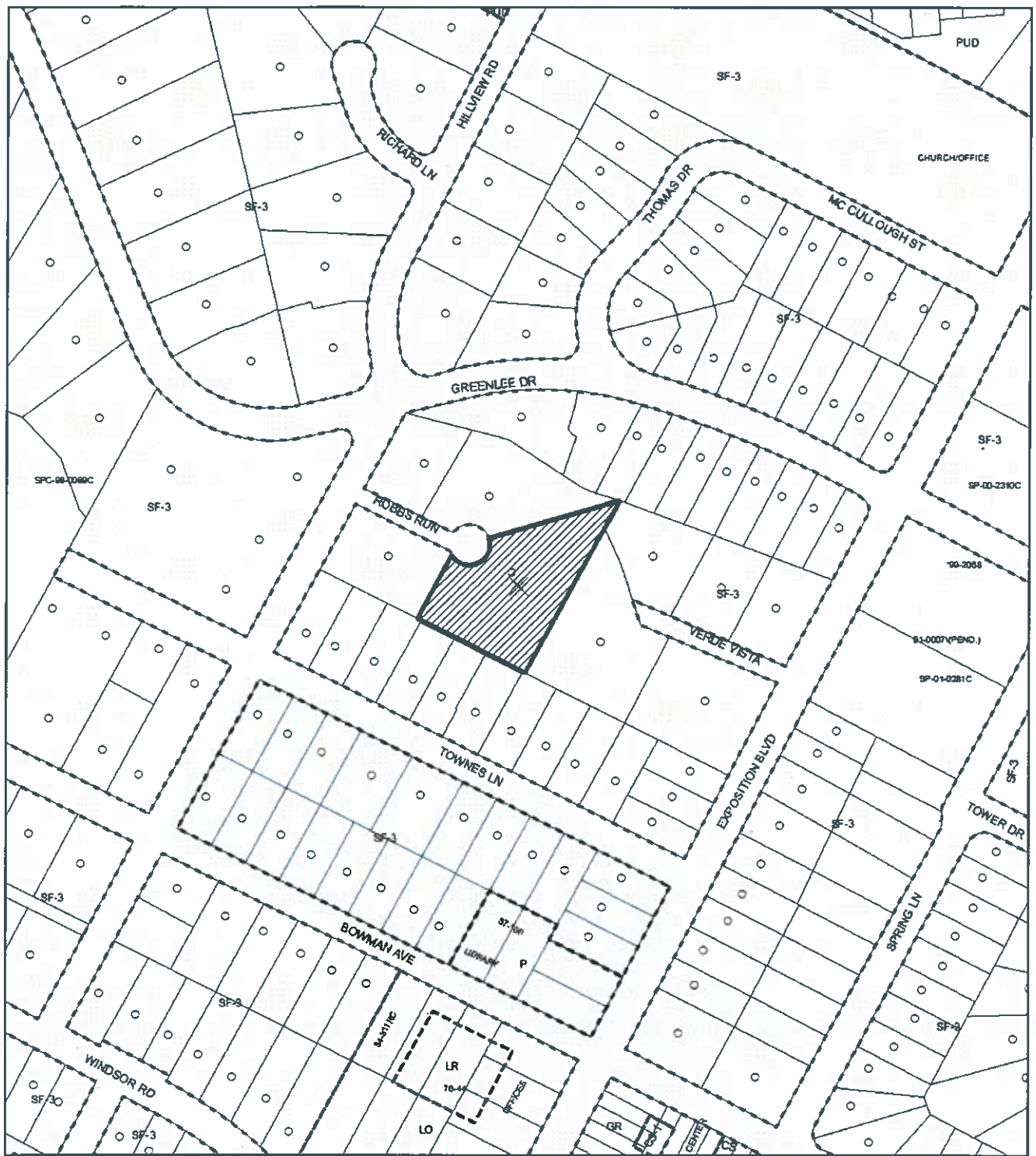
Lauri M. and Kurt Hoff
1519 West 30th Street
Austin, Texas 78703

DATE BUILT: 1948

ALTERATIONS/ADDITIONS: Enclosed Swimming Pool. Second Floor Addition to Garage. Illegal Demolition 2004-2008.

ORIGINAL OWNER(S): Louis F. and Jean Mary Southerland. (1948)

OTHER HISTORICAL DESIGNATIONS: None.



1" = 200'

-  **SUBJECT TRACT**
-  **ZONING BOUNDARY**
-  **PENDING CASE**

OPERATOR: S. MEEKS

HISTORIC DEMOLITION PERMIT
ZONING CASE#: HDP-2008-0297
ADDRESS: 2801 ROBBS RUN
SUBJECT AREA: 0.000 ACRES
GRID: H25
MANAGER: S. SADOWSKY



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CITY OF AUSTIN - HISTORIC LANDMARK COMMISSION

REGULAR MEETING AGENDA

APRIL 23, 2007 - 7:00 PM

COUNCIL CHAMBERS - CITY HALL

301 WEST 2ND STREET

AUSTIN, TEXAS

City Of Austin - Historic Landmark Commission

Annotated Agenda

September 22, 2008 – 7:00 P.M.

CALL TO ORDER: 7:05 P. M.

ANNOTATED AGENDA

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D. APPROVAL OR DISAPPROVAL OF CERTIFICATES OF APPROPRIATENESS

4. C14H-2008-0022

Louis Southerland House

2801 Robbs Run

Rehabilitate a partially-demolished house.

Applicant: Kirk Hoff

City Staff: Susan Villarreal, Historic Preservation Office, 974-3524.

Staff Recommendation: Approve the proposal – the applicant has consulted with the Certificate of Appropriateness Review Committee regarding the options for rehabilitating or restoring the house after its modification and partial demolition by a previous owner; The staff applauds the owner for being willing to retain the structure and rebuild rather than continue the demolition. A restoration of the original house would be preferable, but given the circumstances, the staff recommends these plans insofar as they would not prevent a future restoration. The only element that may interfere with this goal more than what has already occurred would be the expansion on the northeast side of the building. Staff would respectfully request the owner consider stepping back the expansion from the original façade before proceeding.

Commission Action: Hansen/Myers

Motion: Approve a Certificate Of Appropriateness to rehabilitate a potentially historic residence that has been partially demolished for C14H-2008-0022, Louis Southerland House, 2801 Robbs Run, by consent.

Ayes: Cuppett, Hansen, Myers and Rosato

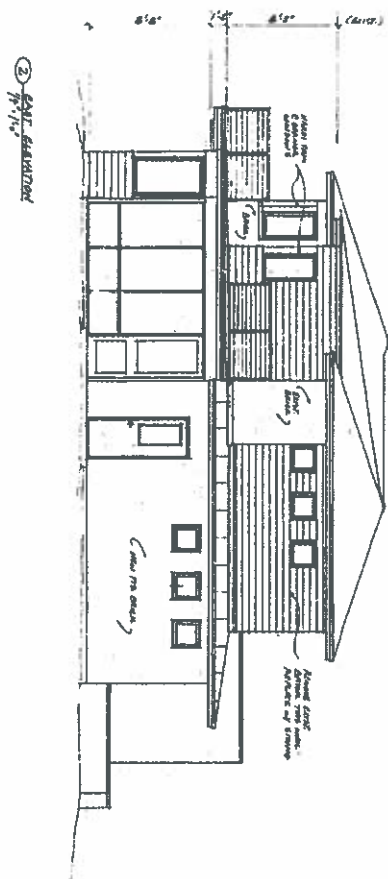
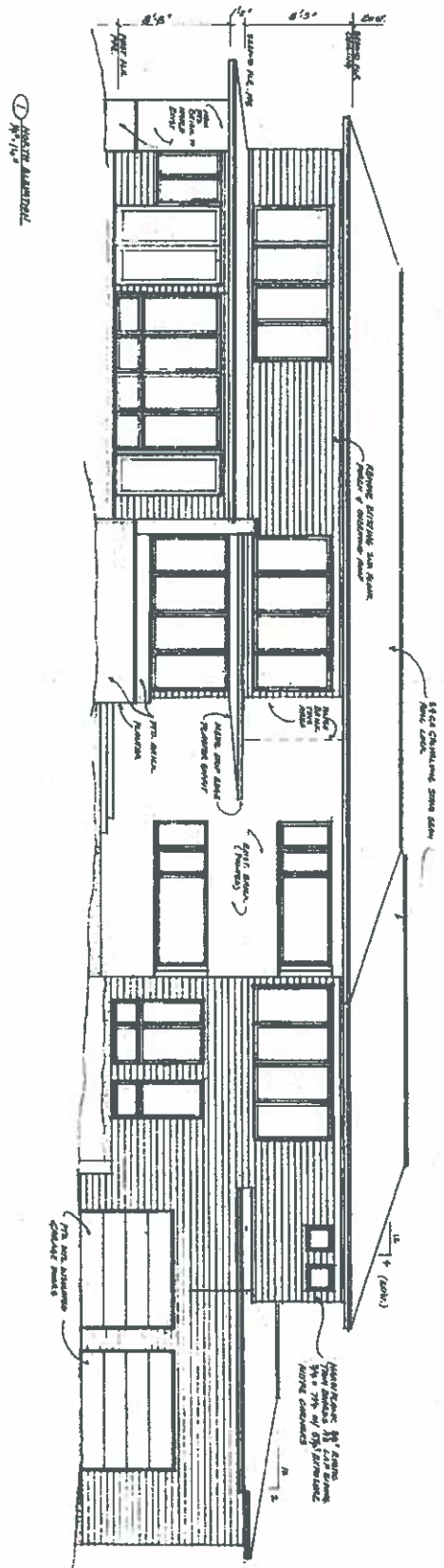
Absent: Arriaga, and Leary, Limbacher

Motion carried by a vote of 4-0

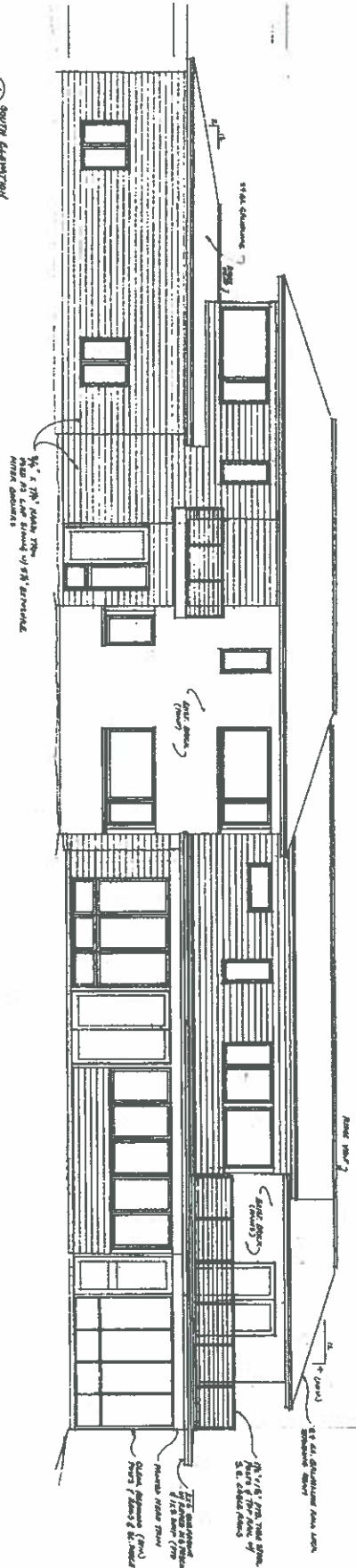
CERTIFICATE OF APPROPRIATENESS FOR 2801 ROBBS RUN

APPROVED BY CONSENT SEPTEMBER 22, 2008 (4-0)

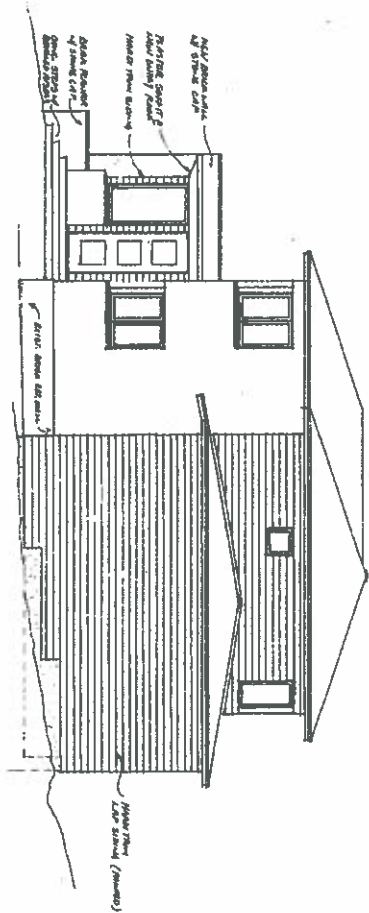
PLANS FOR REHABILITATION

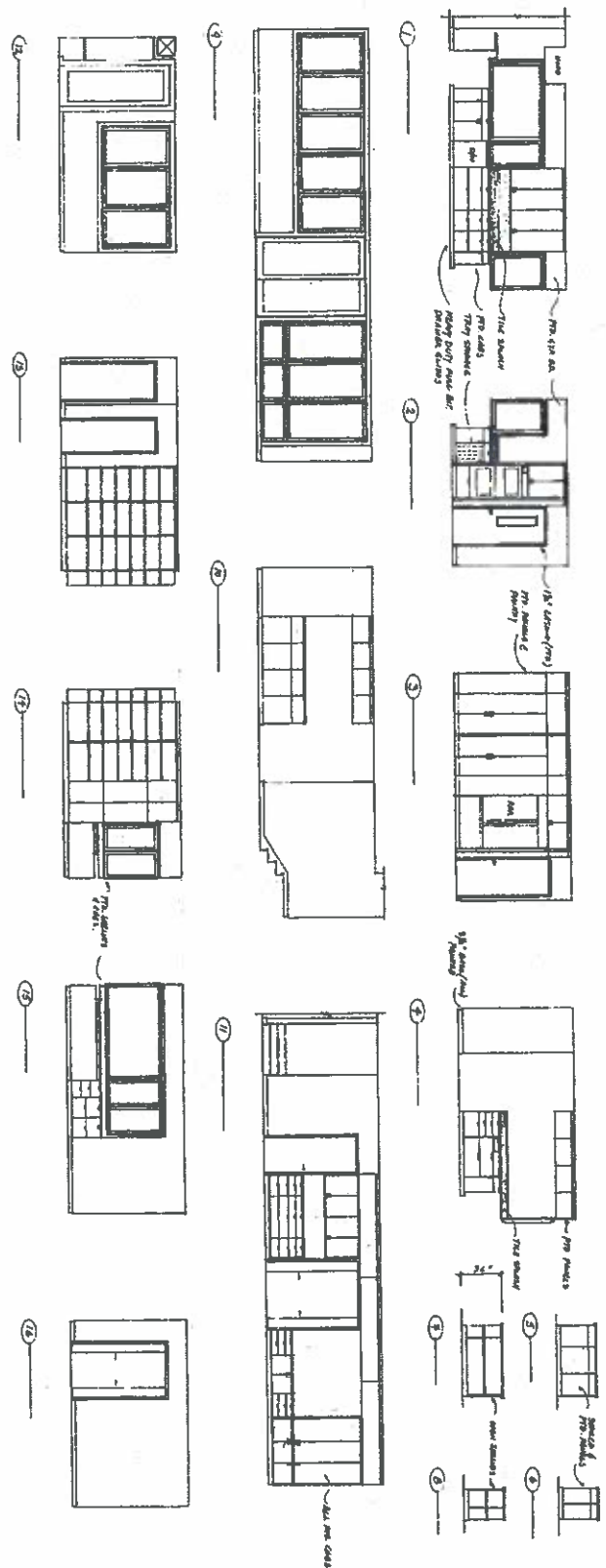


① SOUTH ELEVATION
N. 1/4"



② WEST ELEVATION
N. 1/4"







Kelly Dawn Quarles

Kelly Dawn Quarles, age 20, a resident of Austin passed away on September 13, 1994.

Kelly is survived by her son, Donnie Hillard of Austin, her step-mother, Dr. and Mrs. Jay Quarles of Austin, mother and step-father, Christine Ann Carr, O'Connor of Austin, two loving brothers, David Quarles of Pompano Beach, Florida, and Daniel Quarles of Austin, and several aunts and uncles.

Interment of ashes and service at Onion Creek Memorial Park, with Reverend Reswick officiating on September 14, 1994, at 10:30 AM.

Kelly's family wishes to extend deep appreciation to Dr. Thomas Smith and the staff of St. David's Hospital.

Memorial contributions to charity of your choice.

Arrangements under the direction of Mission Funeral Home, 476-4335.

Mr. Southernland was a patron of the arts, an accomplished watercolorist, and an avid sportsman. He was a supporter of the Austin Symphony Society and served as its president and was appointed as Mayor in 1934. He was a member of the Waterloo Watercolor Group of Austin and traveled extensively with numerous group members. He was a member of the San Diego, California, Europe, Mexico and other countries. Some of his favorite subjects for watercolor included the old missions of Texas and Mexico, as well as landscapes and seascapes. His paintings were in great demand and those that were sold were with the understanding that the proceeds would be donated to the Settlement Home.

Memorial services for Mr. Southernland will be held at the First Baptist Church, 401 Trinity, on Tuesday, September 13 at 4:00 PM, with Dr. Browning Ware officiating.

Honorary pallbearers include George M. Pugh, Jay Williamson, Matthew P. Krause III, William Francik, Pablo Ruiz, Whit Phillips, and Robert Freeman, all past and present members of Page, Southernland and Page; Dr. Rexford Carter, Charles H. Klutznick, Dr. Oliver Seitz, Dr. Sanford Hahn, Will R. Wilson Sr., Jack Carley, Ronald Driver, Joe Kuznetzky, Joe E. Williams, and Dr. E. R. Blewitt.

Contributions may be made to the Settlement Home, the First Baptist Church, Hospice, or a charity of your choice. The family wishes to thank Hospice for their dedicated care and concern during recent weeks.

Arrangements by Wood-Corley-Fink Funeral Home, 2123 N. Lamar, Austin, Texas 78701.

Sue Arnold

Sue Arnold, 58, a resident of Austin most of her life, died Saturday, September 10, 1994.

She was a member of Abney United Methodist Church.

She was associated with Dr. Albert Vickers for 32 years, and with Dallas Department Store for 11 years.

Funeral services will be held at 10:30 AM, Tuesday, September 13, 1994, in the Colonial Chapel of Cook-Walden Funeral Home, with Reverend Jim Clevinger of Hyde Park Methodist Church officiating. Interment will follow in Ruffo City Cemetery.

Survivors include her daughter and son-in-law, Sue Anne and Richard Schmidt of Buda; her granddaughters, Dana, Danae and Dara Schmidt; sisters, Jane Nichols of Austin and Carolyn Pearson of Tyler; sister-in-law, Christine Applin of Austin.

Arrangements by Cook-Walden Funeral Home, 5108 N. Lamar.



Louis Fano Southernland Jr.

Louis Fano Southernland Jr., internationally known architect, died Sunday morning, September 11, at his home in Austin. Mr. Southernland was 68.

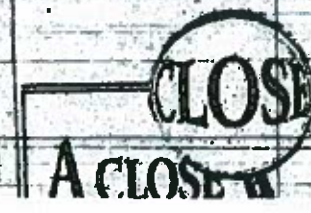
He is survived by his wife of 53 years, Teresa Jean Reed Southernland; one son, John Reed Southernland; and wife, Betty Howell Southernland; four grandchildren, Jocelyn, Anne, Will and Ashly, all of Austin; one brother, Dr. William Lauer Southernland of Sherman; as well as a number of nephews and nieces.

Mr. Southernland was born in Traction, Texas, April 23, 1926, the son of Louis Fano Southernland and Adella Pearl Lauer Southernland. He received his education at Burrage Academy of Greenville, Texas, attended the University of Texas 1924-27, and received a Bachelor of Science Degree from the Massachusetts Institute of Technology on 1929. He pursued graduate studies at M.I.T. 1930-31.

Mr. Southernland was a founder in 1934 of the architectural firm of Page, Southernland and Page, which is the oldest architectural practice in the state of Texas. Prior to his association with this firm, Mr. Southernland was connected with various prominent architectural offices in the East and South.

During World War II, he served for four years as a member of the Civil Engineer Corps, U.S. Naval Reserve. He was in charge of the designing and construction of the U.S. Naval Hospital in Houston. He held the rank of Commander in the Navy.

On January 8, 1941, Mr. Southernland was married to Teresa Jean Reed who is a member of a noted Austin family who founded the J.R. Reed



S
E
P

1
3

See Richards, B2

Southerland's life seen in city buildings

American Statesman Staff

Memorial services will be today for longtime architect Louis Fane Southerland Jr., who died Sunday at his home at age 88.

Southerland was a founder of the architectural firm of Page, Southerland and Page, which designed several well-known Austin buildings, including St. David's Hospital and McCallum High School.

Southerland was born in Trenton, attended the University of Texas from 1924 to 1927, and received his bachelor's degree from the Massachusetts Institute of Technology in 1929.

In 1934, he helped found Page, Southerland and Page after working for several prominent architects in the eastern and southern U.S.

Southerland and his associates also designed Ochs Elementary School, the State Teachers Association Building and the State Capitol.

See Richards, B2

budget adopted in August that could have increased the tax rate. After a series of exchanges in which board members criticized district staff for tinkering with the budget in such a way as to push the tax rate up, the board agreed to order administrators to find more money for some programs and services without affecting the tax rate.

In other action, the board di-

100-percent historical property exemption. "Historic homes, when well maintained, provide an anchor or a model to the community."

Diane Valera spoke of the educational value of preserving historic sites in her East Austin neighborhood, citing a Hispanic funeral home established because "no one wanted to bury us."

Judge rel

By Scott Rothac
Associated Press

A state district day refused to ord hearing for Gary has been on death 13 years. Graham's

Services for Southerland set for today

Continued from B1

ation building, the Phi Theta Delta house near the UT campus, the Texas Supreme Court building and the Austin Convention Center. They also created the plan for the passenger terminal at the new Austin airport scheduled to open in 1998.

"We are sincerely sorry to lose Louis," said Austin architect Howard Barr, who has worked in Austin since 1989. "I admired him greatly, and I always looked upon him as a good friend."

Southerland was a founding member of the Austin chapter of the American Institute of Architects and served twice as its president. He was a fellow of the American Institute of Architects and was a member of the Texas Society of Architects.

He was also president of the Austin Symphony Society.

Southerland was married in 1941 to Teresa Jean Reed, a mem-



Louis Fano Southerland Jr. was a founder of the architectural firm that designed St. David's Hospital.

ber of the family that founded J.R. Reed Music Co.

Memorial services will be at 4 p.m. at First Baptist Church, 901 Trinity St.

In addition to his wife, Southerland is survived by a son and daughter-in-law, John Robb Southerland and Betty Howell Southerland, brother, Dr. William I. Southerland of Sherman, and four grandchildren.

Richard proposa

Continued from B1

tat as a preserve. Rogers said the prohibit tradition, such as farming, grazing and clearing cedar. The grazed areas. W nests from cedar be

The governor's environmental law come increasingly as the campaign has recently dropped support for a proposal (federal protections to Bar and four other birds

On the question of tat for the warble urged Rabbitt in Jul extraordinary "ex-proach" and to ease the public's views. I ten, however, said a view is needed of service's approach to the spectacular.

"During the past

Villarreal, Susan

From: Robb Southerland [robb@cresolutions.com]
Sent: Wednesday, July 16, 2008 1:04 PM
To: Villarreal, Susan
Cc: Betty Southerland
Subject: 2801 Robbs Run

Susan, it has recently come to my attention that, due to reportedly false information, there may be a misguided perception that when I put my family's home on the market in 2006 I considered it a "demo". With your indulgence I would like to set the record straight.

Our family home was designed and built in 1948 by my father, Louis Southerland, co-founder of the architectural firm of Page, Southerland, and Page. It is located on, what was, a beautiful .89 acre lot at the end of a cul-de-sac named Robbs Run. My father came up with the name combining my middle name (Robb) and the small creek running (Run) along the north property line. I took the liberty of sending you some pictures of the residence and lot as they looked in 2006.

Our family owned the property until selling it in 2006. Other than a small studio which was used by my father for his watercolor painting, and an enclosed pool, nothing of any significance was added to the home for 58 years. As you can see from the photos, the design was International Style originated by Mies van der Rohe, with many others following like Philip Johnson.

I loved growing up in our home and have many fond memories as a child of playing in the creek, catching fire flies in the front yard while my parents sat on the porch, swinging on the tire swing hanging on one of the many large oaks on the property, and playing baseball and football games with my neighbors in the front yard. This was, of course, before air conditioning and I can still hear the sound of the large attic fan drowning out other sounds when going to sleep. The many family occasions, especially the Christmas gifts placed by one of the two fireplaces and Thanksgiving with grandparents, aunts, uncles, and close friends in the large dining room. It was a beautiful, safe, family designed and built home that I still hold very near and dear.

I want to make it perfectly clear that I never thought of this home being a "tear-down" or "demo". I do understand property rights, and was never under any illusion that as the seller I could arbitrarily force the buyer on what they could or could not do with the home. I did check out the city's subdivision policies, and was convinced that without a variance, the lot could not be subdivided. My family's hope was that we could find a buyer who would aspire to restoring the interior and preserving the exterior. Unfortunately, as one can readily ascertain, that hope is quickly vanishing. But, I will do anything to help rehabilitate that possibility.

Thanks for listening, Robb.

Robb Southerland

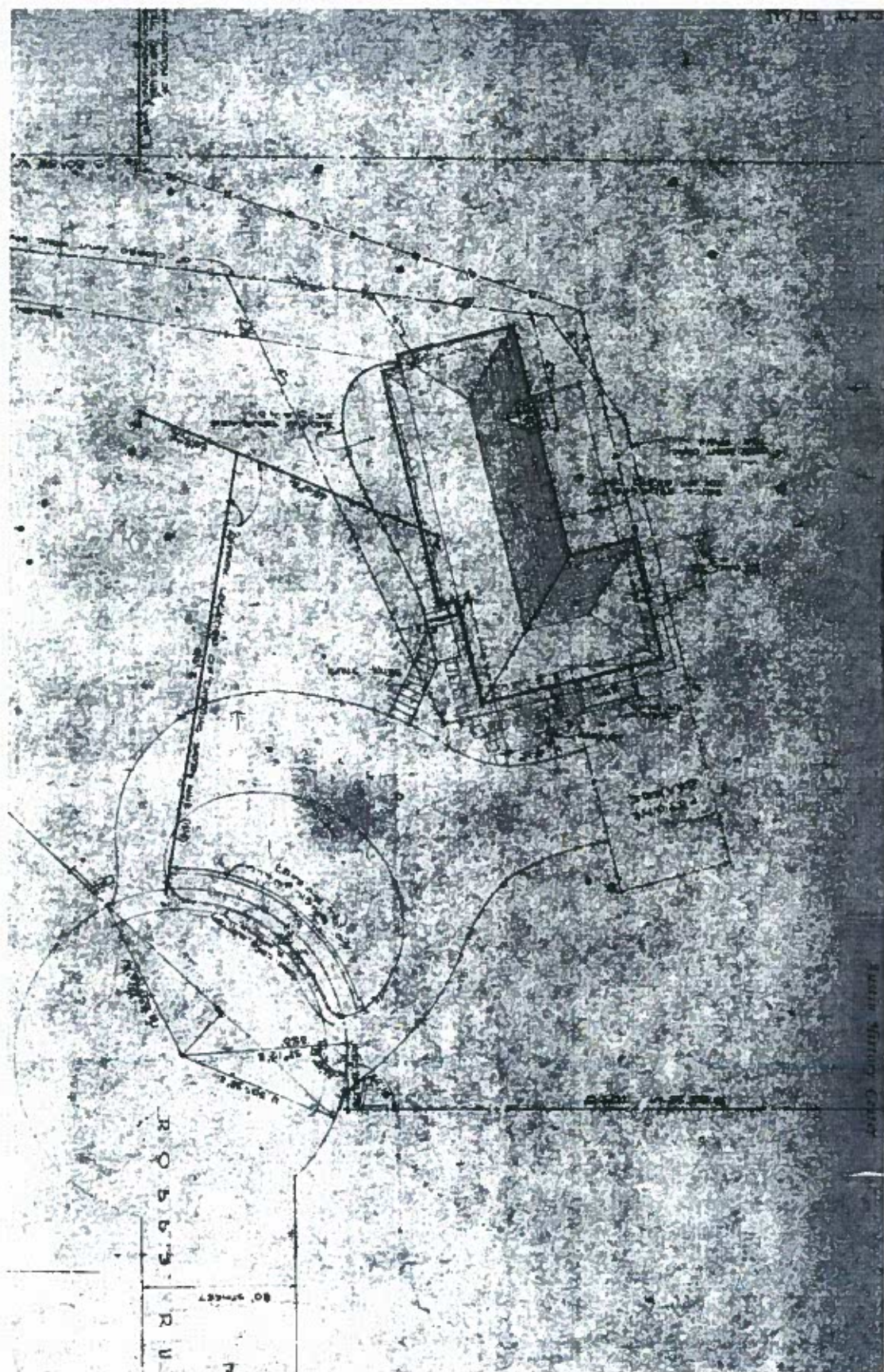
Commercial Real Estate Solutions, LLP
1717 West Sixth Street, Suite 340
Austin, Texas 78703
512.542.4000 (Voice)
512.542.4001 (Fax)
512.431.1400 (Cell)

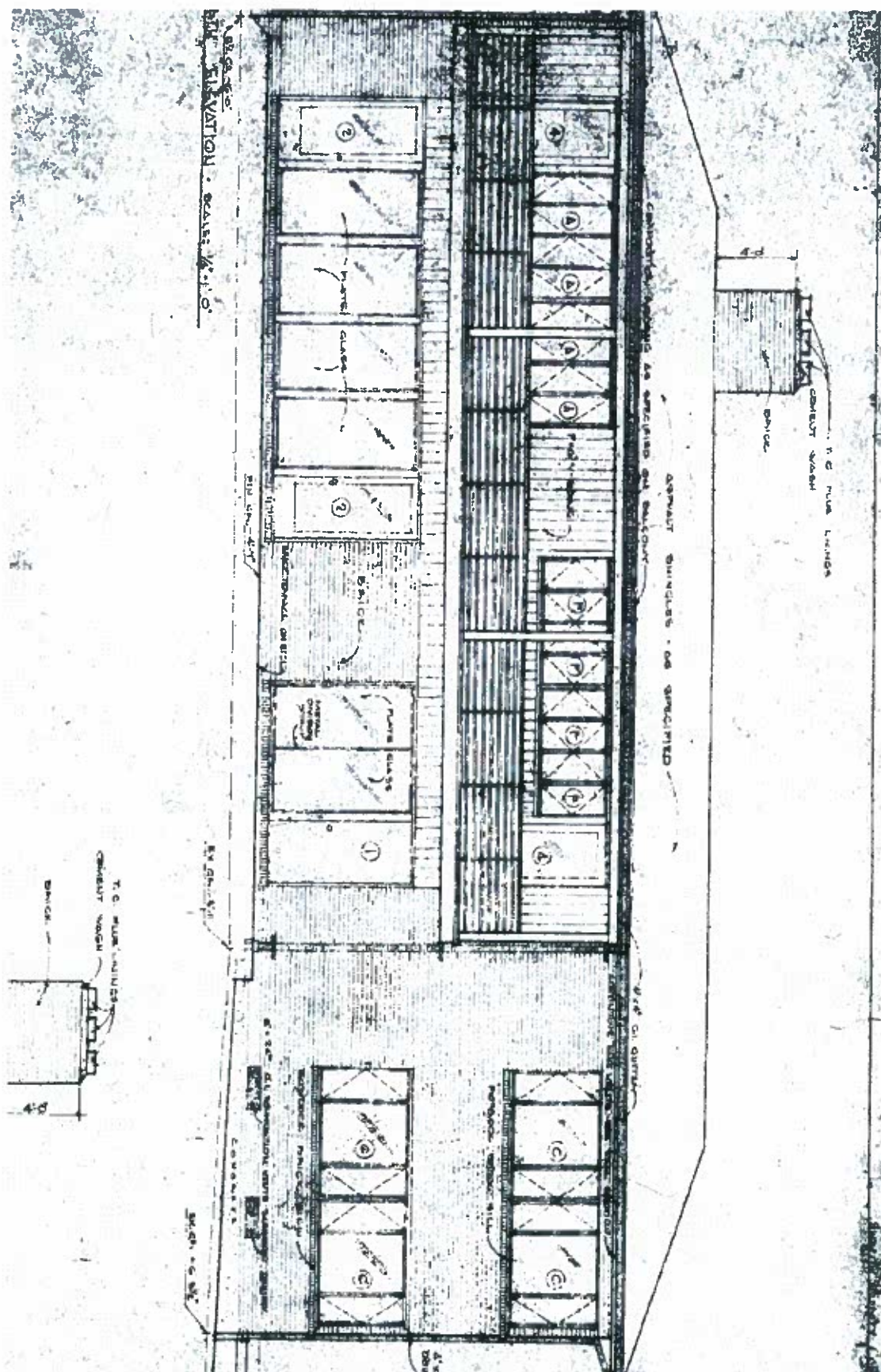
7/25/2008

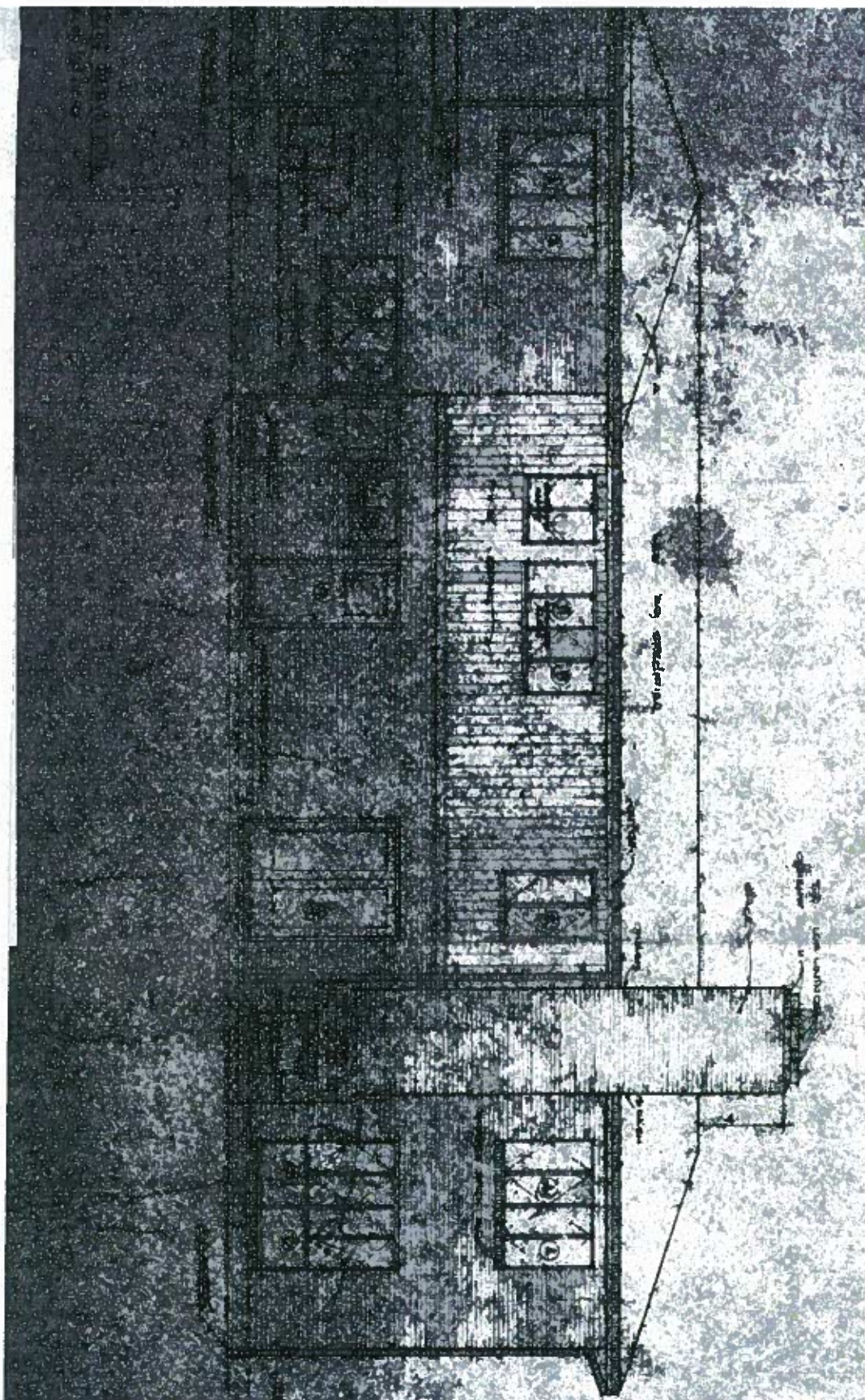
PHOTOS SENT BY ROBB SOUTHERLAND OF HOUSE PRIOR TO 2006 SALE



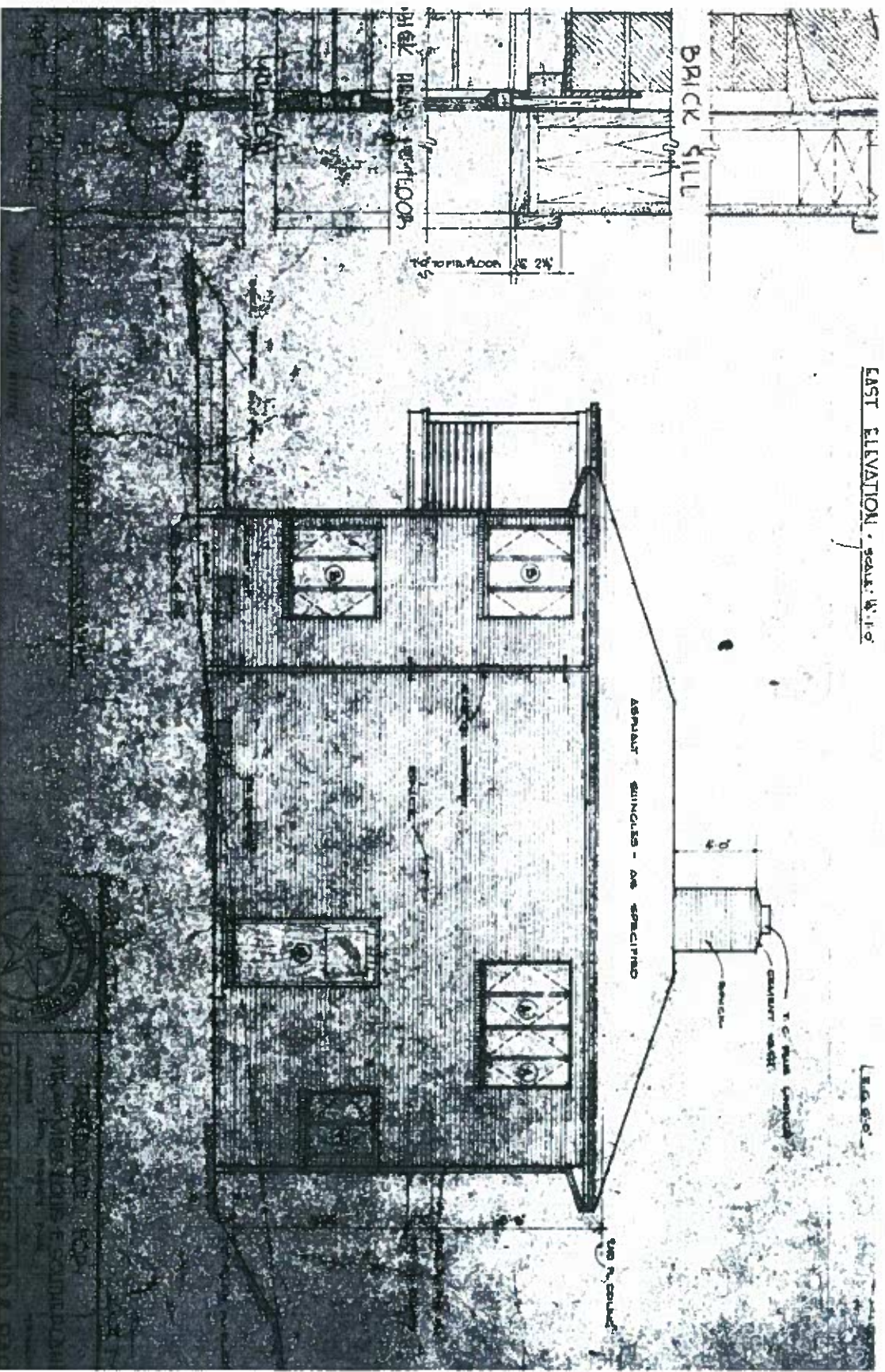
Original plans for the house – Austin History Center

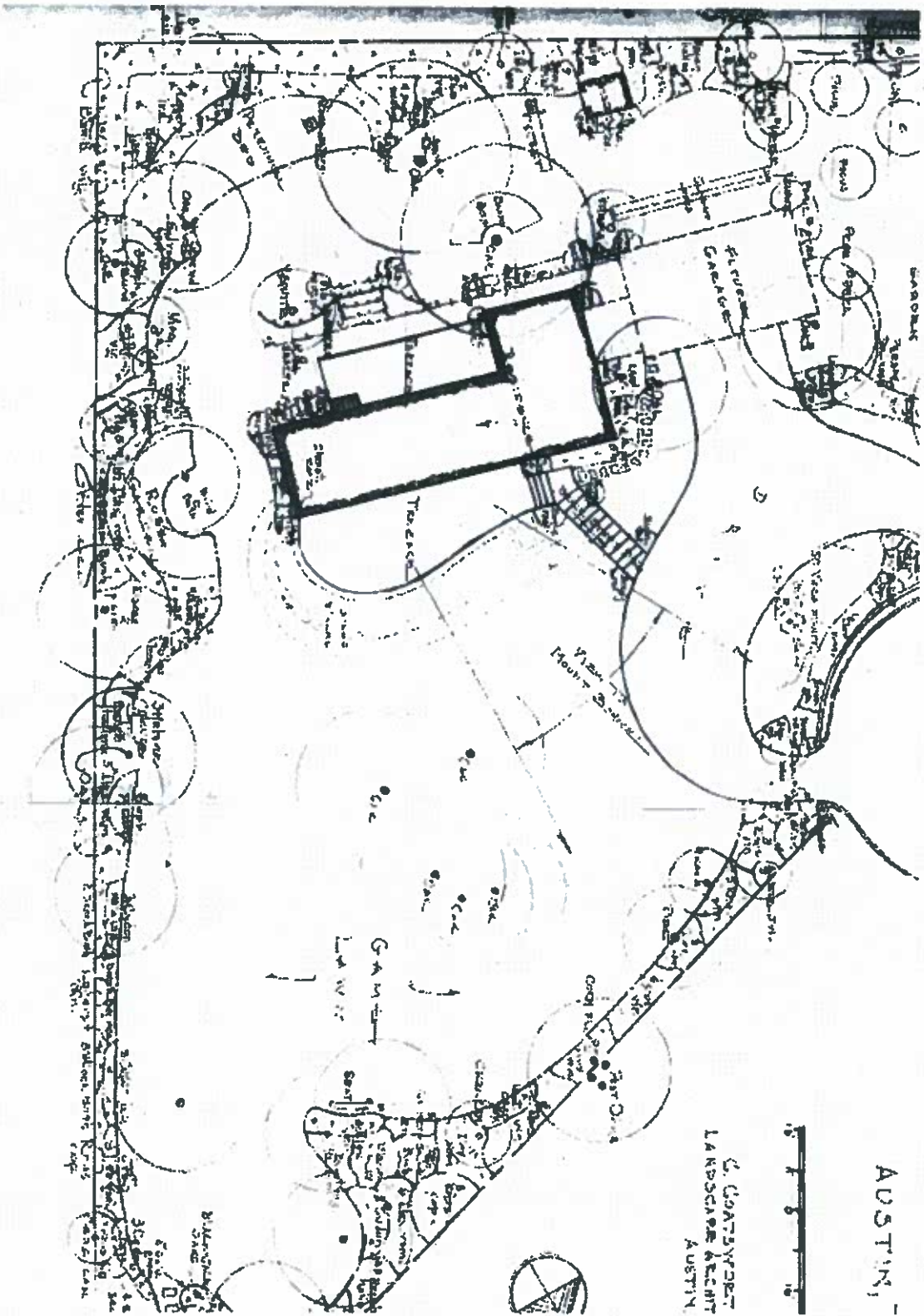


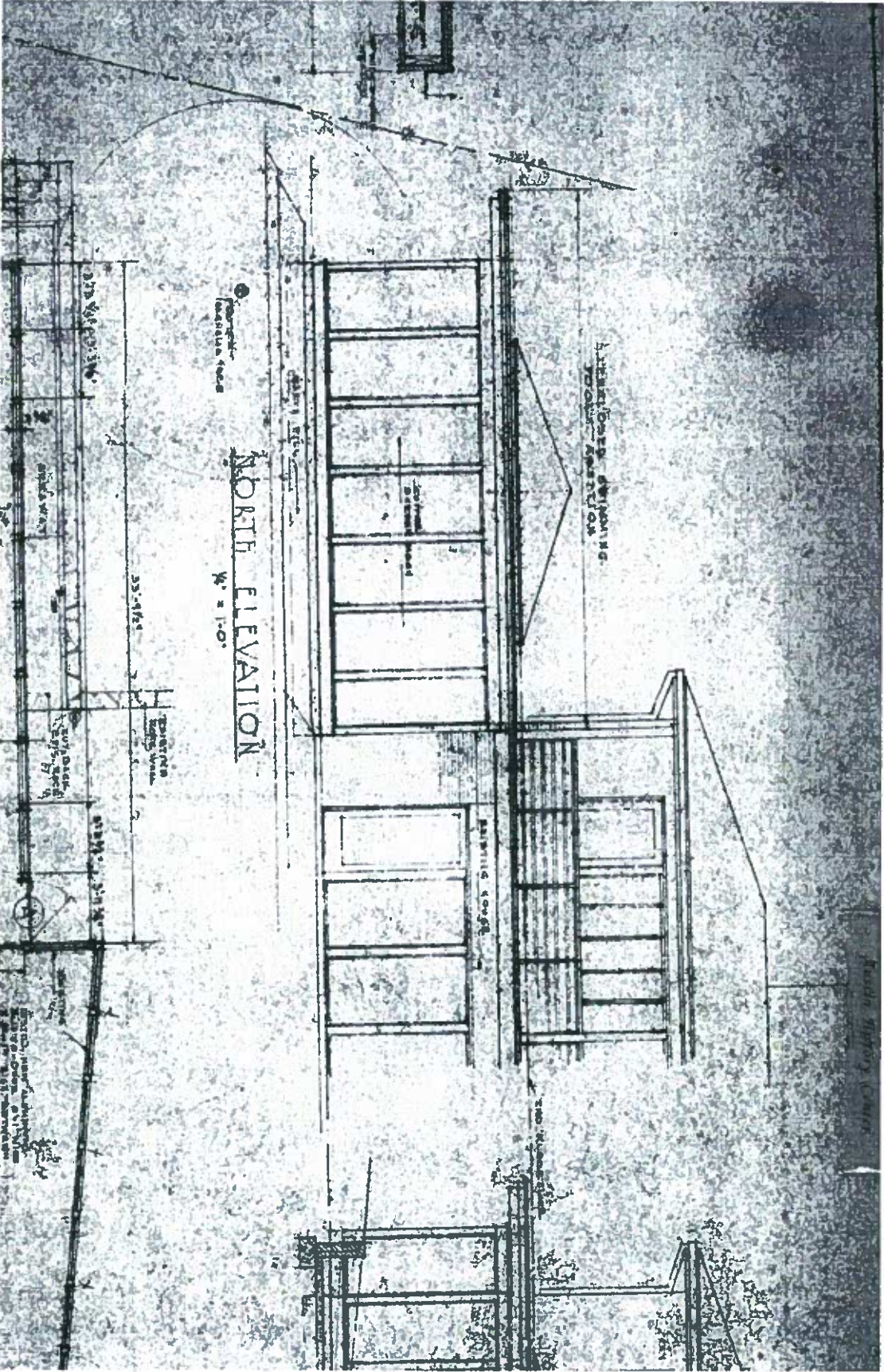


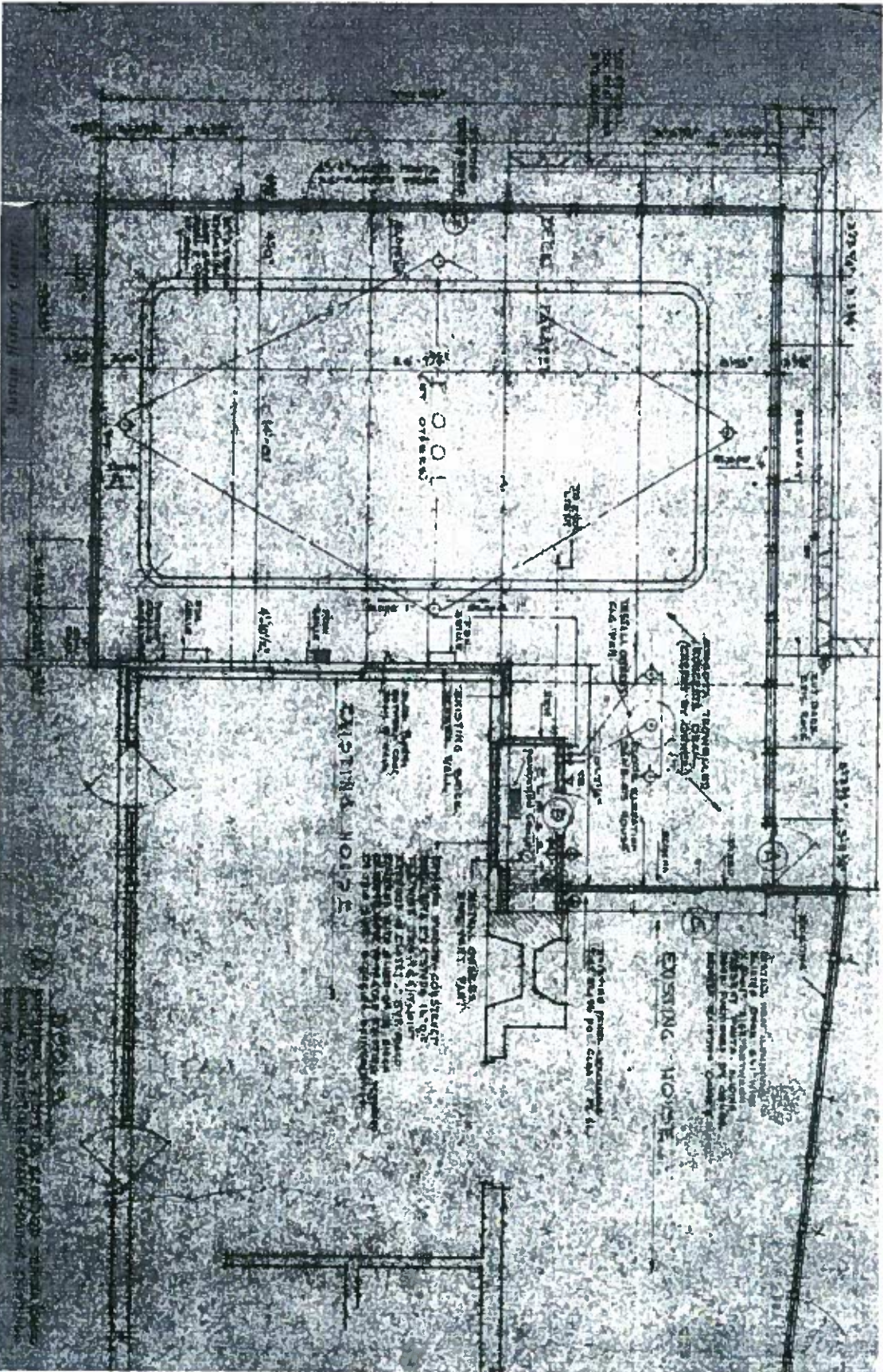


EAST ELEVATION - SCALE 1/4" = 1'-0"









PROPOSAL

Demolish a ca. 1948 architect-built home.

ARCHITECTURE

Two-story International Style-influenced flat-roofed brick and wood house with large expanses of glass and a very horizontal composition. The second story features a cantilevered balcony.

RESEARCH

The house was designed by the famed local architect Louis F. Southerland of the international architectural and engineering firm of Page Southerland Page. It was built in 1948 as his home and was the residence of Mr. Southerland and his wife, (Teresa) Jean (nee Reed), for over fifty years. Prior to this, Mr. Southerland lived at 1805 Palo Duro, 2201 Hopi Trail, and 710 West 24th Street. However, he lived the majority of his adult life at the house he designed at 2801 Robbs Run in Austin.

Mr. Southerland was born in Trenton, Texas in 1906, and attended the University of Texas but transferred to M.I.T. where he received his Bachelor of Arts in Architecture. After serving four years as a member of the Civil Engineers Corps, U.S. Naval Reserve, in San Antonio, he returned to Austin to work in private practice. He was a fellow in the American Institute of Architects as well as helping to found the Austin chapter of the organization. He died on September 11, 2004.

The firm of Page Southerland Page was founded in 1934 and is the oldest architectural firm in Texas. It is well-known for the design of medical facilities world-wide and designed St. David's and Brackenridge hospitals in Austin. The Austin Municipal Building, McCallum High School, Casis Elementary School, First Baptist Church, the Austin Convention Center, and the Austin-Bergstrom International Airport are a few of the other local achievements. The U.S. Embassy to Mexico in Mexico City appears to have been designed in part by Page Southerland Page.

STAFF COMMENTS

Apparently the owner began demolition of this unique and valuable structure without a permit. The current status of the house is shown in the photographs after the first one, which shows the house intact and was submitted with the demolition application. The interior has been gutted, the bricks and windows removed.

STAFF RECOMMENDATION

Deny the demolition permit, initiate historic zoning.

PRIOR TO DEMOLITION – SUBMITTED WITH APPLICATION



PHOTOS SHOWING ILLEGAL DEMOLITION TO EXTERIOR OF HOUSE



2801 Robbs Run PHOTO TAKEN June 19, 2008



2801 Robbs Run PHOTO TAKEN June 19, 2008



2801 Robbs Run PHOTO TAKEN June 19, 2008