

ZONING CHANGE REVIEW SHEET

CASE: C14-2017-0074 – Gilfillan Place

H.L.C. DATE: July 24, 2017

H.L.C. DATE: August 28, 2017

H.L.C. DATE: September 25, 2017

H.L.C. DATE: October 23, 2017

P.C. DATE: August 8, 2017

P.C. DATE: September 12, 2017

P.C. DATE: November 14, 2017

ADDRESS: 603 W 8th Street

DISTRICT AREA: 9

OWNER/APPLICANT: 2015 Austin Gilfillan LP (Rene O. Campos)

AGENT: Drenner Group (Dave Anderson)

ZONING FROM: GO-H, GO-MU, GO **TO:** DMU-H

TOTAL AREA: 0.4158 acres (18,112 sq. ft.)

SUMMARY STAFF RECOMMENDATION:

Staff recommends Downtown Mixed Use – Historic- Conditional Overlay (DMU-H-CO) combining district zoning. The conditional overlay will restrict building height to 60 ft.

HISTORIC LANDMARK COMMISSION ACTION:

July 24, 2017	<i>POSTPONED TO AUGUST 28, 2017 AT THE REQUEST OF THE APPLICANT</i>
August 28, 2017	<i>POSTPONED TO SEPTEMBER 25, 2017 AT THE REQUEST OF THE APPLICANT</i>
September 25, 2017	<i>POSTPONED TO SEPTEMBER 25, 2017 WITH THE AGREEMENT OF THE APPLICANT</i>
October 23, 2017	<i>SCHEDULED FOR HISTORIC LANDMARK COMMISSION</i>

PLANNING COMMISSION ACTION:

August 8, 2017	<i>POSTPONED TO SEPTEMBER 12, 2017 AT THE REQUEST OF STAFF</i>
September 12, 2017	<i>POSTPONED TO OCTOBER 10, 2017 AT THE REQUEST OF STAFF</i>
October 10, 2017	<i>POSTPONED TO NOVEMBER 14, 2017 AT THE REQUEST OF STAFF</i>

ISSUES:

A petition was submitted by some of the neighbors on October 19, 2017 (See Exhibit J). It is currently being checked by the GIS staff to verify ownership of parcels and determine land area.

DEPARTMENT COMMENTS:

The subject property is 0.4158 acres (18,112 sq. ft.), located on the southwest corner of West 8th and Nueces Streets. The property is the site of the Gilfillan House, a City of Austin Historic Landmark and a Recorded Texas Historic Landmark property. The two-story brick structure is an example of the Prairie School Style, was designed for William Gilfillan by the architect Charles Page, and was constructed in 1905. Additional historical information is included in the Exhibit F. The property has driveway access by a curb cut from W. 8th Street as well as access from the alley along the southern property line.

The applicant would like to restore the existing structure, and to build a second, L-shaped building situated to the west and south of the existing building (Exhibit G). The historic building will remain central to the property, and the new building will interface and connect to it. To move forward with this plan, the applicant requests rezoning to DMU-H and, through a separate process, is seeking a certificate of appropriateness for the new building. The applicant has had discussions with the Certificate of Appropriateness Committee, received feedback, and is incorporating this feedback into their design before returning to the committee.

For the current case, the applicant has requested a rezoning from GO-H, GO-MU, and GO to DMU-H to construct an additional building on the property. The majority of the property currently zoned GO-H; along the western property line, there is a 3 foot-wide sliver that is zoned GO-MU to the north and GO to the south. The request is to rezone the entire property to DMU-H. The DMU-H zoning will allow reduced setbacks and additional impervious cover to provide flexibility in design of the new building.

Surrounding uses in the area include Multifamily Residential to the west, housed in the historically designated Sayers House (GO-MU-H), and separated from the property by a driveway. There are office uses to south and west of the property, as well as to the north across W. 8th Street. Across Nueces to the east is the Austin Women's Club.

The subject property is located in the Northwest District of the Downtown Austin Plan (DAP), and is also within the boundaries of a Regional Center, as identified on the Imagine Austin Growth Concept Map. The northwest corner of the subject property is traversed by Capitol View Corridor #9, the - Barton Creek Pedestrian Bridge Corridor (See Exhibit C), therefore building height would be limited within the corridor.

Properties in the area have seen a trend in rezoning to DMU, with many cases occurring since the DAP was adopted in 2011. As with many properties in the Northwest District, the DAP recommends a zoning change to DMU and suggests a height restriction of 60 ft. for the subject property, a requirement that reinforces the context of the Northwest Subdistrict (see Exhibit E).

Additionally, the Imagine Austin Comprehensive Plan (IACP) defines a *Regional Center*. One of the stated goals of Regional Centers is to "... Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other."

The proposed rezoning and associated uses are consistent with zoning patterns in the area and are in accord with the DAP and IACP. Downtown mixed use is an appropriate base category for the property, therefore staff recommends DMU-H-CO with the conditional overlay limiting building height to 60 ft.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GO-H	Office
<i>North</i>	W 8 th St, then GO, LO	W 8 th St, then Office - Municipal Advisory Council of Texas
<i>South</i>	GO-H, GO	Office - Sooch Foundation
<i>East</i>	Nueces St, then MF-4-H	Nueces St, then Club/Lodge - Austin Women's Club
<i>West</i>	GO-MU-H, GO	Residential, Office

NEIGHBORHOOD PLANNING AREA: Downtown (Northwest District)

TIA: No, however a TIA may be required at the time of site plan.

WATERSHED: Shoal Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: Yes - Barton Creek Pedestrian Bridge Corridor

HILL COUNTRY ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

<i>Community Registry Name</i>	<i>ID</i>
Austin Heritage Tree Foundation	1340
Austin Independent School District	742
Austin Neighborhoods Council	511
Bike Austin	1528
City Of Austin Downtown Commission	623
Downtown Austin Alliance	438
Downtown Austin Neighborhood Assn (DANA)	402
Friends Of Austin Neighborhoods	1530
Historic Austin Neighborhood Association	1400
Homeless Neighborhood Association	1550
Old Austin Neighborhood Association	57
Preservation Austin	1424

<i>Community Registry Name</i>	<i>ID</i>
Seltexas	1363
Shoal Creek Conservancy	1497
Sierra Club, Austin Regional Group	1228
West Downtown Alliance, Inc	1253
West End Austin Alliance	998
<u>SCHOOLS:</u> Matthews Elementary, O Henry Middle School, Austin High School	

CASE HISTORIES:

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14H-2016-0073 Carriage House AKA Bremond Stables 504 W 7th Street	GO to GO-H	10-25-16 – Apvd staff rec for GO-H zoning	12-8-16 – Apvd staff rec for GO-H zoning, Ordinance No. 20161208-046
C14-2016-0034 701 Rio Grande 701 Rio Grande St	GO to DMU	05-24-16- Apvd DMU-CO with a 60 ft height restriction	06-16-16- Apvd DMU-CO; 60ft height restriction (Ordinance 20160616-061)
C14-2013-0147 – 707 West Avenue Rezoning; 707 West Avenue	CS-CO to DMU	2/25/2014 – Apvd DMU-CO; height restricted to 60 feet, vehicle trips limited to 2,000 per day.	6/12/2014 – Apvd DMU- CO; height restricted to 60 feet, vehicle trips limited to 2,000 per day.
C14-2011-0124 / C14-2012-0105 – 702 San Antonio Street	GO-H to DMU-H	10/9/2012 – Apvd DMU-H- CO.	2/9/2012 – Apvd DMU-H- CO; height restricted to 60 feet; vehicle trips limited to 2,000 per day; minimum 15 ft. wide building setback from ROW on San Antonio Street; list or prohibited uses.
C14-2011-0058 – 707 West Ave. Rezoning; 705 West Avenue	GO to CS	7/26/2011 – Apvd CS-MU- CO.	10/6/2011 – Apvd CS-MU- CO; trips limited to 2,000/day; list of prohibited uses; established GO site development regulations.

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-2011-0036 – 807, 809, 811 Nueces St.	GO to DMU	5/24/2011 – Apvd DMU.	6/23/2011 – Apvd DMU-CO; trips limited to 2,000/day; height limited to 100 feet; 5ft minimum setback from property line along Nueces St; 5ft minimum setback from property line along 9 th St.; list of prohibited and conditional uses.
C14-2011-0006 701 & 711 West 7th Street Rezoning 701 W 7 th Street	GO and GR to CBD	06-14-11 - Apvd DMU-CURE	Apvd ord # 20110825-097 for (CBD-CO) (Max height is 375 ft, 50% of building sq ft for residential, at least one floor of underground parking, limit of 2,000 trips, sound amplification permit is prohibited, prohibited uses.
C14-2010-0207 – Robinson Foundation Offices; 510 W 8 th Street	MF-4 to DMU	6/14/2011 – Apvd DMU-CO.	7/28/2011 – Apvd DMU-CO; Bldg. height limited to 90ft.; prohibited bail bond services, pawn shop services, liquor sales. Food preparation and food sales are conditional uses.
C14-2008-0150 – 808 Nueces Street	GO to DMU	9/9/2008 – Apvd DMU-CO.	12/11/2008 – Apvd DMU-CO; Bldg. height limited to 60ft; bail bond services, liquor sales and cocktail lounge are conditional uses; pawn shop use is prohibited.

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-06-0183 CLB/7TH & RIO GRANDE 615 W 7 th Street	GR to CBD	12-12-06- Apvd DMU-CO	03-01-07- Apvd Ord. 20070301-055 for CBD- CURE-CO, Max FAR 11:1, max height 60 ft, 75% of bldg. sf for residential, stepbacks from W 7 th St and Rio Grande St, req 2 levels of parking underground, req loading spaces in the alley, pedestrian use on 75% of building frontage, cocktail lounge use is prohibited
C14-06-0177 – 807 West; 807 West Avenue	MF-4 to DMU	9/26/2006 – Apvd DMU-CO.	11/2/2006 – Apvd DMU- CO; list of prohibited uses; drive in service is prohibited as an accessory use to a commercial use; height restricted to 60ft.
C14-06-0007 RATTLE INN 610 Nueces St	CS to CBD	02-28-06- APVD CBD-CO W/CONDS	04-06-06- APVD CBD-CO, (CO of 2,000 trips)
C14H-04-0005 Sayers House 709 Rio Grande St	GO-MU to GO- MU-H	06-15-04- APVD STAFF REC FOR GO-MU-H	06-24-04- APVD GO-MU- H

RELATED CASES:

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-2015-0111 Gilfillan House 603 W 8 th Street	From GO-H to DMU-H	11-10-15- Apvd an Indefinite PP request by the Applicant	12-10-15- Apvd an Indefinite PP request by the Applicant

In 1980, the subject property was designated a City of Austin Historic Landmark by case C14H-80-027 and an –H- was appended to the base Office zoning. In 1981, zoning case C14-81-016 rezoned the subject property to general retail-historic (GR-H). A Restrictive Covenant was executed that required a roll-back to O-H zoning in the event that the property transferred ownership from the owner at that time. Additionally, the Restrictive Covenant limited uses to social gatherings, receptions, parties, benefits, openings, art shows, art classes, art exhibits and related sales of art works and art supplies. Large events were prohibited prior to 5:30 p.m. on Monday-Friday. Outdoor entertainment was prohibited after 12:00 o'clock midnight. Subsequently, in 1985, the subject property was rezoned to GO-H by case C14-85-075. (See Exhibit H for all).

A zoning case was brought in 2015 (C14-2015-0111) to rezone the property from GO-H to downtown mixed use – historic (DMU-H) combining district zoning, with the intention of maintaining the professional office use while allowing Indoor Entertainment. This case was postponed indefinitely so that the applicant could meet with interested parties and surrounding neighborhoods without time limits.

SUBDIVISION:

The subject property is part of the Original Austin Subdivision, which is not considered an approved plat. It consists of lots 5 and 6 and the east three and a half (3 ½) feet of lot 7, Block 78, Original City of Austin Subdivision.

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
W 8 th Street	80'	30'	Collector	No	No	Yes; approx. 730' at Guadalupe and 8th
Nueces St	77'	40'	Collector	No	Yes; Shared Lane; Route # 31	Yes; approx. 500' at Nueces and 6 th .

Additional right-of-way maybe required at the time of subdivision and/or site plan.

According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, a bike boulevard is recommended for Nueces Street.

CITY COUNCIL DATE:

August 31, 2017 **ACTION:** APPROVED POSTPONEMENT REQUEST FROM STAFF TO OCTOBER 5, 2017.

October 5, 2017 **ACTION:** REQUEST FOR POSTPONEMENT BY STAFF TO NOVEMBER 14, 2017 TO ALLOW FOR COMMISSION REVIEW.

November 14, 2017 **ACTION:**

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Scott Grantham

PHONE: 512-974-3574

EMAIL: scott.grantham@austintexas.gov

BASIS FOR RECOMMENDATION

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

The Downtown Mixed Use district is intended for use located on the periphery of an area that has a CBD designation. A DMU district designation may be applied to a development that includes any combination of office, retail, commercial, and residential uses and that is compatible with the downtown area. A DMU district use with an intermediate density may be used as a transition between the downtown area and surrounding districts. A DMU district is suitable for an area to which the central business district may expand. This zoning district is appropriate for this site even if only for its proximity to the CBD of the downtown area.

2. *Zoning should allow for reasonable use of the property.*

The DMU zoning district will allow for a reasonable use of the property as it will provide an opportunity for a mixture and wide variety of uses within the periphery of the downtown core where a dense mixture of uses is encouraged.

3. *The proposed zoning should promote consistency and orderly planning.*

Uses allowed by the DMU zoning district will be compatible and consistent with uses and zoning district on the neighboring blocks.

4. *The rezoning should be consistent with the policies and principles adopted by the City Council or by the Planning Commission.*

The DMU zoning district is appropriate for this site as it is supported by the Austin Downtown Plan that was adopted by City Council in December, 2011.

The zoning change is in accord with the Imagine Austin Plan that encourages infill and redevelopment, specifically in those areas classified as a “*Regional Center*” on the Imagine Austin Growth Concept Map.

EXISTING CONDITIONS

Site Characteristics

The subject property is 0.4158 acres and is developed with a two-story, brick structure that was built in 1905. The structure is situated at the peak of a hill that runs between Nueces and Rio Grande Streets. There is a significant change in topography from the eastern side of the property along Nueces Street being the lowest point towards the west to the peak of the hill where the structure is situated. The topography drops again along the western edge of the property.

There is a Heritage Tree, a Live Oak, at the northeast corner of the subject property which is structurally supported and separated from the street intersection by a raised, terraced rock wall. The property is not in a floodplain and there are no critical environmental features on the property.

Impervious Cover

The GO zoning district establishes a limit of 80% impervious cover. The DMU zoning district will allow up to 100% impervious cover.

Comprehensive Planning – Anne Milne – 512-974-2868

Downtown Austin Plan

The property is located in the Northwest District of the Downtown Austin Plan. The subject property has been identified in the plan document as a property that may be eligible for a zoning change to Downtown Mixed Use (DMU) with a suggested height restriction of 60 ft. (pg. 79) if new zoning districts are created via implementation of the plan. The intent was to increase diversity of land uses while not creating an over-entitlement of said properties.

The recommended DMU zoning classifications were intended to expand entitlement rights to develop the property in a way that will expand a mix of land uses including commercial, retail, and residential opportunities and will implement the following Downtown Plan Goals:

AU-1.1: Replace single-use zoning districts with downtown mixed-use zoning designations.

Imagine Austin Plan

The subject property is located within the boundaries of a Regional Center as defined in the Imagine Austin Growth Concept Map. A Regional Center is the most urban and dense of the activity center types and is intended to be a retail, cultural, recreation, and entertainment destination in central Texas. These are also the places where the greatest density of people and jobs and the tallest buildings in the region will be located. The densities, buildings heights, and overall character of a center will vary depending on location. Regional centers will range in size between approximately 25,000-45,000 people and 5,000- 25,000 jobs. The following IACP policies are applicable to this case:

- **LUT P3** Promote development in compact centers, communities or along corridors that are connected by roads and transit, are designed to encourage walking and bicycling, and reduce healthcare, housing and transportation costs.
- **LUT P7.** Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.

Based on the information above, Staff believes that the proposed zoning change is supported by both the Downtown Austin Plan and the Imagine Austin Comprehensive Plan.

NPZ Site Plan Review – Cindy Edmond – 512-974-3437

SP1. This site is within a Capitol View Corridor. An application for a Capitol View Corridor Height Determination must be submitted to Intake and an application fee paid. For more information, contact the Land Use Review Division at 512-974-2680.

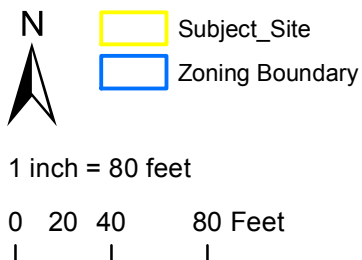
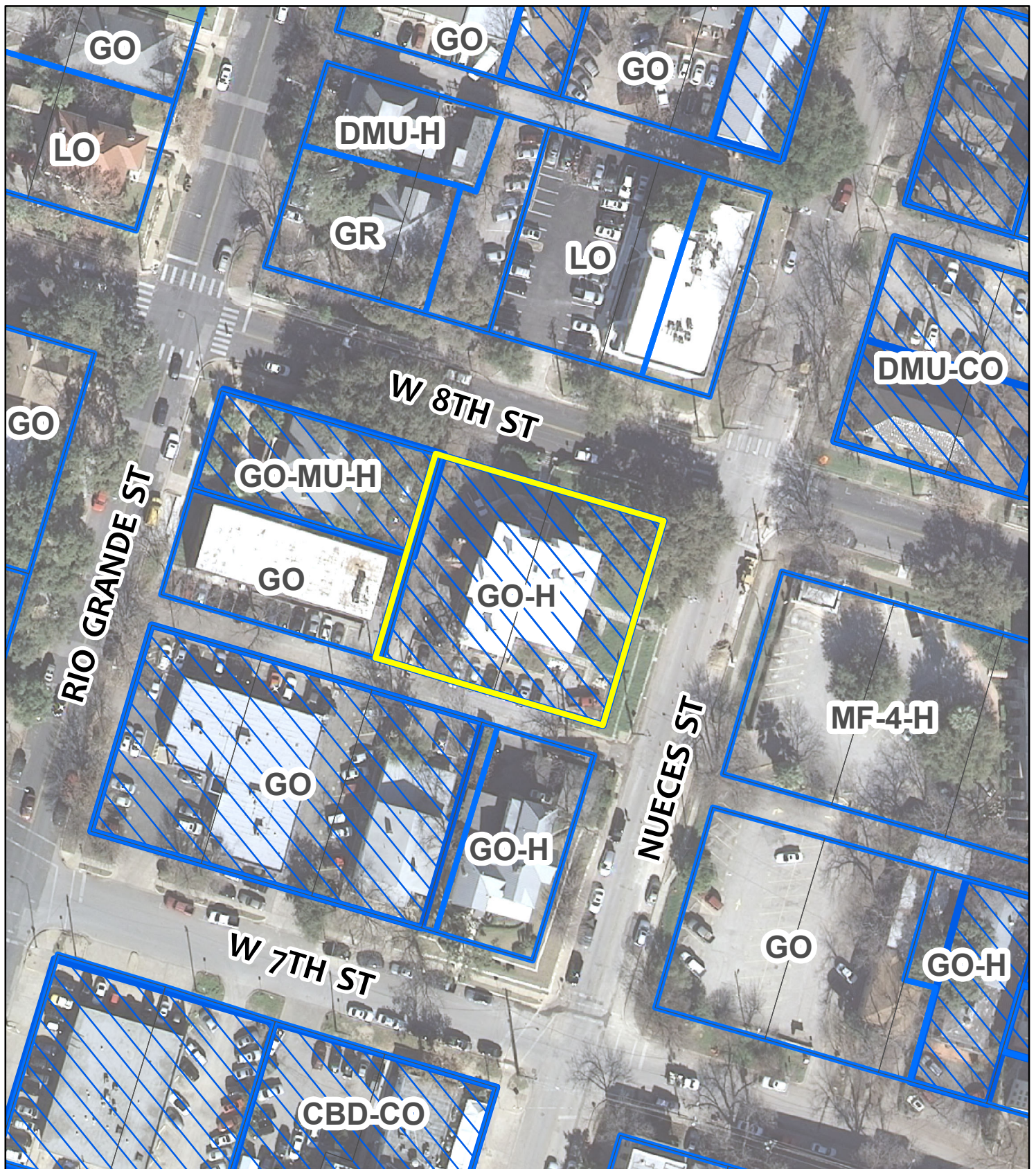
SP2. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Environmental - Mike McDougal - 512-974-6380

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Shoal Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Zoning district impervious cover limits apply in the Urban Watershed classification.
3. According to floodplain maps there is no floodplain within or adjacent to the project location.
5. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
6. Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
7. This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.

Water Utility – Neil Kepple – 512-972-0077

FYI: The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fees once the landowner makes an application for Austin Water utility tap permits.



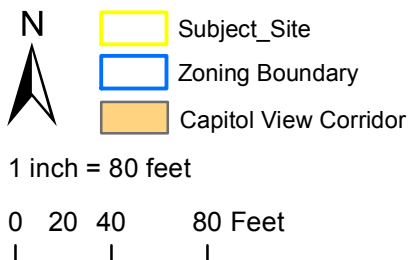
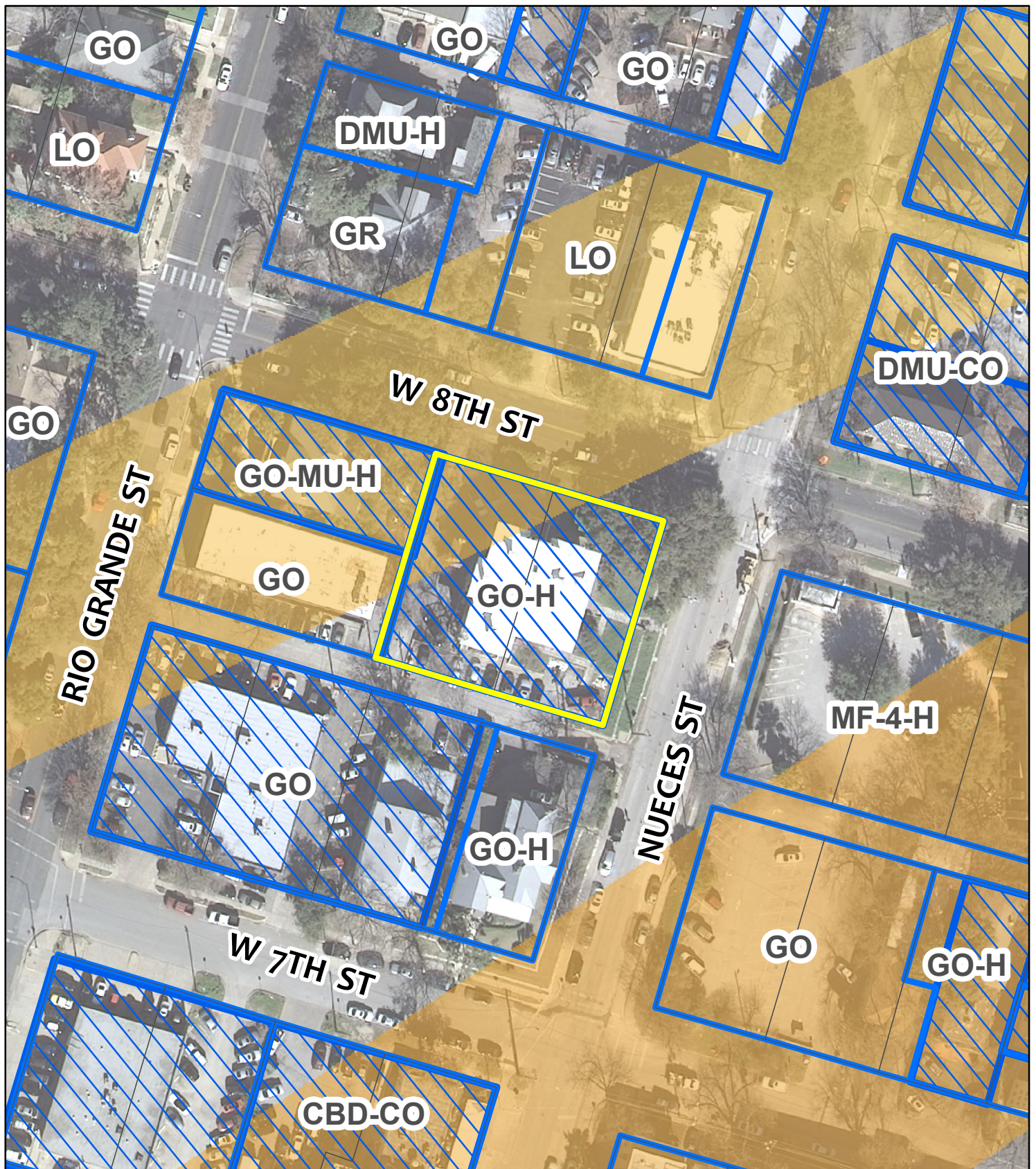
Zoning and Vicinity

B

Zoning Case#: C14-2017-0074
 Address: 603 W 8th Street
 Subject Area: 0.4158 acres
 Case Manager: Scott Grantham

This map has been produced for the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





Capitol View Corridors

Zoning Case#: C14-2017-0074
 Address: 603 W 8th Street
 Subject Area: 0.4158 acres
 Case Manager: Scott Grantham

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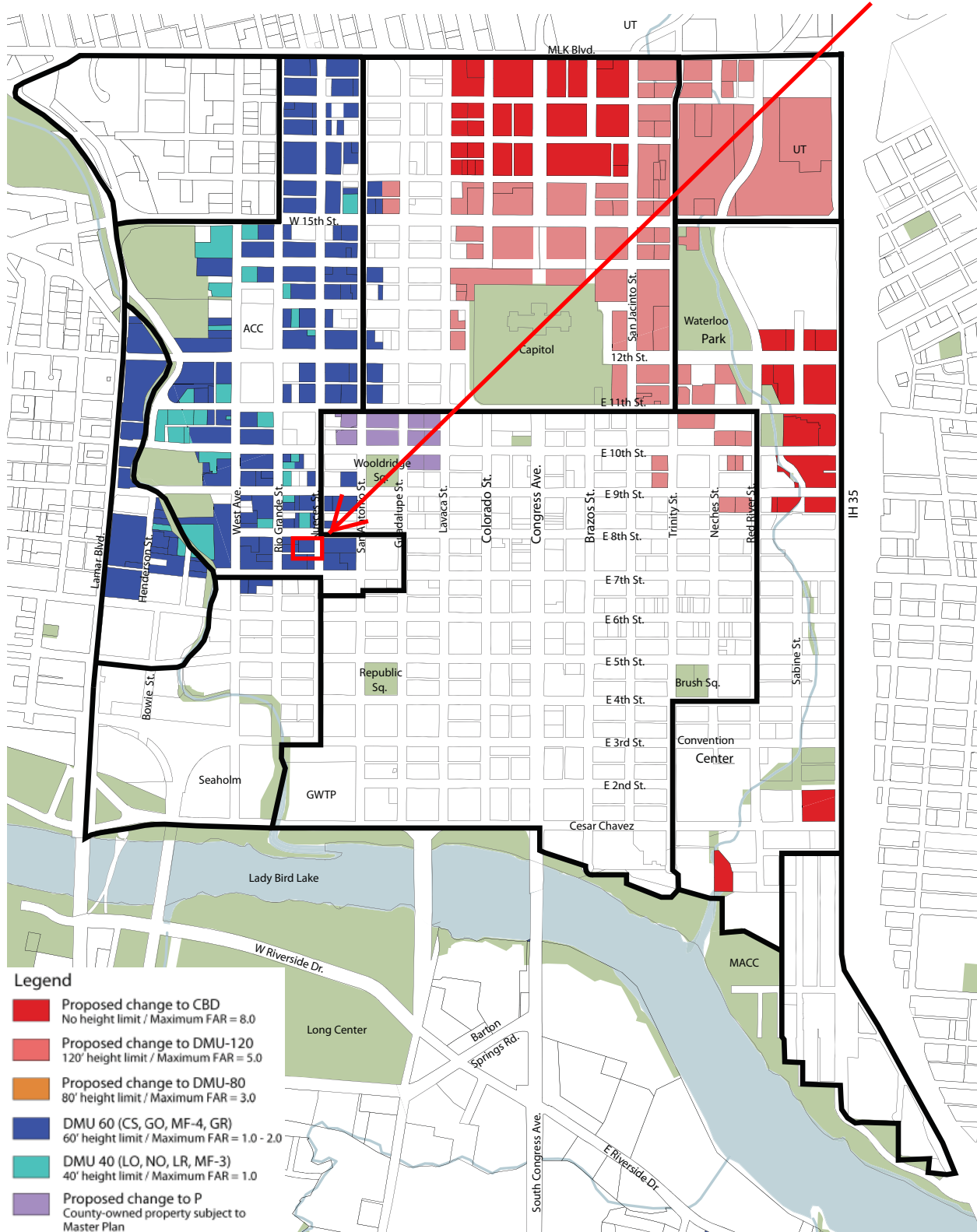


TRACT



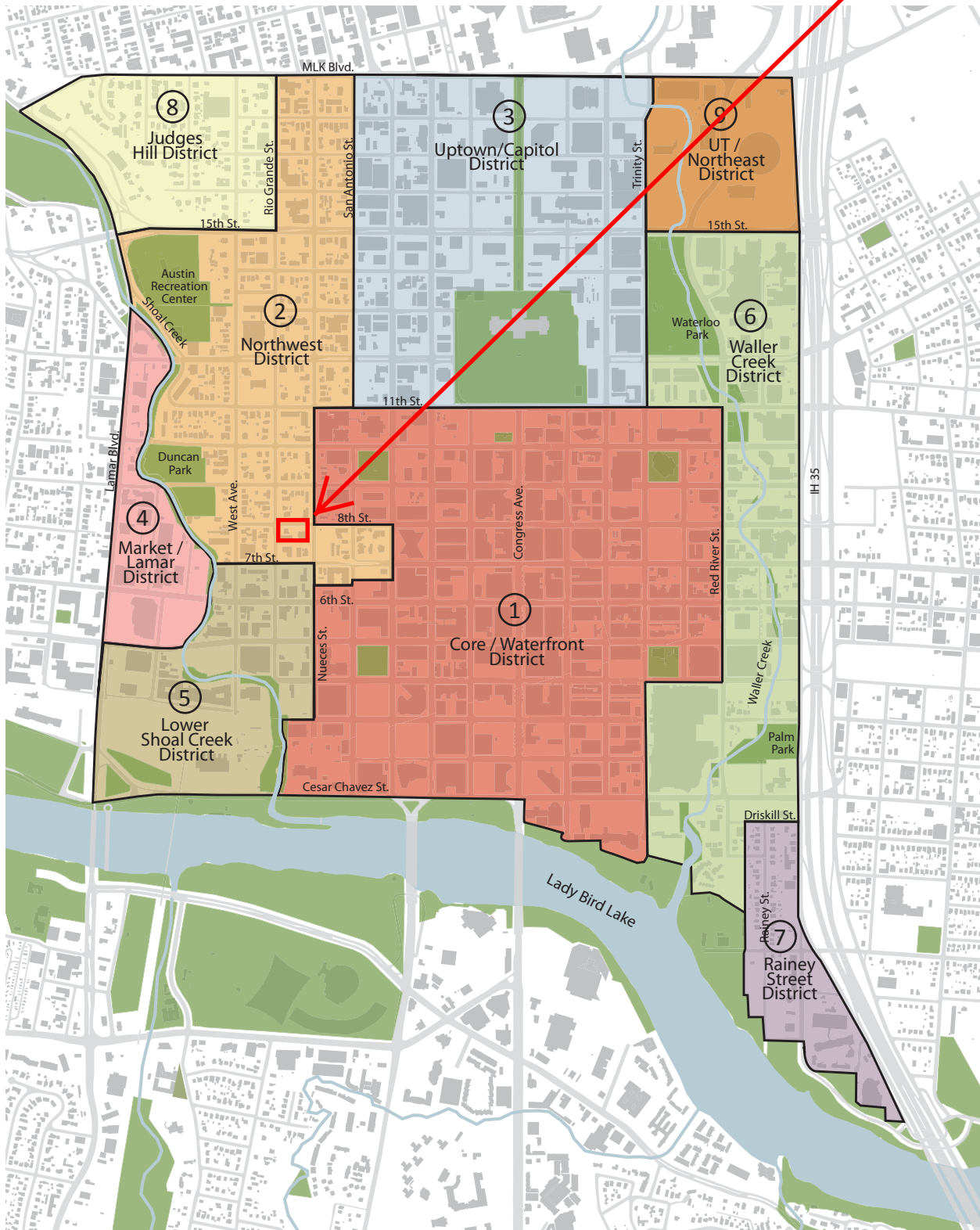
EXHIBIT E - EXCERPTS FROM DAP

TRACT



Proposed Downtown Zoning Changes

TRACT



Downtown Districts Map

EXHIBIT F

DATE of SUBMISSION:

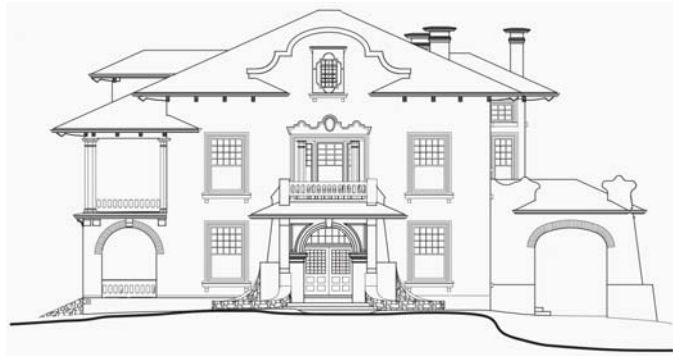


Application for Certificate of Appropriateness for a City Landmark or Local Historic District

Adopted December 2012

Permit Information	
For Office Use Only	BP- _____ PR- _____ C14H/LHD - _____
	Property Name or LHD: _____ Contributing/Non-contributing _____
	<input type="checkbox"/> RELEASE PERMIT <input type="checkbox"/> DO NOT RELEASE PERMIT <input type="checkbox"/> HLC REVIEW _____ FEE PAID: \$ _____
	HISTORIC PRESERVATION OFFICE _____ DATE: _____
Property Information	
Address: 603 W. 8th Street - Gilfillan House	
Scope of Work	
Exterior restoration and interior rehabilitation of the historic house and construction of a new office building on the site. See attached Scope of Work	
Applicant	
Name: Tere O'Connell, O'Connell Architecture LLC	
Address: 1405 W. 10th Street	
City/Zip: Austin, Texas 78703	
Phone: 512/751-1374	
Email: tere@ocpreservation.com	
Owner	
Name: 2015 Eureka Gilfillan LP	
Address: 3001 Knox Street, Suite 400	
City/Zip: Dallas, Texas 75205	
Phone: 214/363-2628	
Email: mrogers972@gmail.com	
Architect or Contractor Information	
Company: Thomas Phifer & Partners LLP, Architect	
Address: 180 Varick St., #1110	
City/Zip: New York, NY 10014	
Phone: 212/337-0334	

Owner's Signature: 2015 EUREKA GILFILLAN LP Date: 6/30/16
Applicant's Signature: Tere O'Connell Date: 6/30/16



History

The Gilfillan House was designed by prominent and prolific architect Charles H. Page in the Prairie School style. It was constructed in 1905 for William Lambertson Gilfillan, his wife, and two children. Gilfillan was a furniture store owner from Franklin, Pennsylvania, and a descendant of a banking family. The family moved to Austin in the late 1880s where he became one of the founders of Austin National Bank, opened a furniture store, and sold property insurance. They lived at 8th and Rio Grande prior to the construction of this home. See the attached National Register nomination for a very complete description of the architecture of the home and family history.

The Travis County Appraisal District identifies the property as having 7,742 SF of living space, in addition to several porches and terraces. Although historic Sanborn maps from 1935-1971 show several outbuildings lining the south property line, these structures were removed prior to 1980. In fact, the National Register nomination of 1980 reveals that one of these earlier structures was a stone and plaster carriage house with living quarters above.



Figure 1 - Sanborn Map from 1935 showing the Gilfillan home and outbuildings, outlined with a red box.

W. L. Gilfillan House, Austin Landmark

603 W. 8th Street, at Nueces

Application for Certificate of Appropriateness

Presentation Date: July 11, 2016

As early as 1906 the home was featured in a souvenir book of Austin public architecture, businesses, and grand residences.



Figure 2 - The newly constructed Gilfillan Home is featured at the bottom left of this singular page of Austin homes in "Souvenir of Austin", 1906. Image courtesy of the Austin History Center.

It was again featured in a similar publication, "Austin Texas - City of the Violet Crown," in 1917. Gilfillan sold the home in 1924 to state employee Charles Mayfield. The 1935 Sanborn map shows the house and three outbuildings lining the alley along the south property line. (Fig 1)

Swedish-born mason Julius G. Knape acquired the property in 1937. His son served under Patton in WWII, and was Missing in Action for a period of time. He died in 1947, and is buried in a family plot in Oakwood Cemetery.

By 1961, the house had been converted to apartments, as evidenced by the Sanborn Map of that year. Several outbuildings remained along the south property line, immediately adjacent to the alley.

By 1975, the house had fallen in to disrepair. Local artist and property owner Anne Cofrin Baldeschwiler undertook repairs in 1979-1980, resulting in a much-celebrated restoration.



Figure 3 - Restoration underway in 1979. Flory, Linda C. [Gilfillan House, (Northwest oblique)], Photograph, December 1979; (<http://texashistory.unt.edu/ark:/67531/metaph675181/> : accessed February 23, 2016), University of North Texas Libraries, The Portal to Texas History, <http://texashistory.unt.edu>; crediting Texas Historical Commission, Austin, Texas.

The house was designated a Recorded Texas Historic Landmark, National Register, and Austin Landmark in 1980-1981. The Texas Historical Commission, Texas Historical Foundation, and Heritage Society of Austin hosted events at the house, and the completed restoration received an award from the Heritage Society in 1981.

The house was designated an Austin Landmark in 1980 under several criteria, including

- It's associations with architect C.H. Page, businessman William L. Gilfillan, and mason Julius Knappe, architect and owners who exemplify the economic and social heritage of the City.
- Stylistic elements that embody architectural design, detail, materials or craftsmanship which represent a significant architectural innovation
- It's proximity to the Bremond Block, Boardman House, Sampson House, and others, contributing value to the neighborhood, community, and city, and
- It's value as an aspect of community sentiment and public pride.

Attorneys John C. and Doyle Kuhn acquired the property in 1992 and operated a law firm within the house until 2015.

The new owners, 2015 Austin Gilfillan LP, plans to develop the property as a collaborative office space for downtown Austin. Their plans include exterior restoration of the historic house, interior rehabilitation for commercial office use, and the construction of new, flexible office space flanking the south and west side of the property. The historic house will be used for conference and meeting rooms and other support services for the collaborative office environment.



Figure 4 - The Gilfillan House, North Elevation

Restoration

The intent of the proposed project includes the restoration the exterior of the historic Gilfillan House, taking care to protect and preserve historic character-defining features while bringing back historic details that have been lost over the years. Work will include masonry restoration, window restoration and conservation and repair of the wood railings and deep overhanging eaves and brackets. The existing wood porch floor is extremely deteriorated and requires replacement in kind. Exterior lighting will be restored where historic fixtures remain, and historically appropriate fixtures will be installed at the porches to replace modern fixtures.



Figure 5 - Wood windows and cast stone sills will be restored.



Figure 6 - Deteriorated wood floors will be replaced; paint color will match historic.



Figure 7 - Exposed conduit will be concealed, floors will be replaced, and additional masonry cleaning and conservation will be performed at the second floor porch

Some modern alterations will be addressed in the restoration, including removal and subsequent concealment of exposed electrical conduit and continued work on areas of second floor masonry that had been painted years ago when the porch was converted to office space. A modern exterior door at the second floor gallery will be replaced with a historically appropriate door. Modern enclosure of the second floor porch of the kitchen addition will be re-opened, restoring this original feature and creating a visual connection between the historic building and the new

office space to the south. The code-required existing modern guard rails at the second floor gallery will be refinished or replaced to be as unobtrusive as possible.



Figure 8 - Existing roof systems over the porte cochère and main house.

The existing roof is a mix of asphalt shingles and concrete tiles believed to date to the 1980 restoration. At some point in the past the asphalt shingles were coated with a spray urethane foam and white spray topcoat that was oversprayed on to the adjacent brick walls. While the roof does not appear to have any active leaks, the owner wishes to replace the roof as part of this larger construction project if funding permits. Options for roof replacement include new concrete tiles to match those currently found on the porte cochère and front porch, or clay tile to match the historic roof system that was still in place in a photograph dating to 1975.



Figure 9 - a cropped view of the Gilfillan House from 1906, showing the original terrace rail, removed prior to 1975.

If possible, the railing at the perimeter of the original terrace will be reconstructed as well. This rail was constructed of brick piers with Mission-styled caps, with wood railings and sawn balusters spanning between.

The stairs leading to the porches and several of the door thresholds are in a serious state of deterioration. This work will include replacement of stone steps where needed to provide safe access.

A historic paint analysis will be performed to determine the original paint scheme. New exterior paint colors will either match existing, historic, or a historically appropriate color scheme, with approval from the Historic Landmark Commission. The following historic photograph indicates that the wood trim was not always painted in a contrasting light cream color. We will be investigating the paint history with this knowledge.



Figure 10 - This early image was acquired from the great grandson of William Gilfillan, Michael Gavin.

The current site and building are not accessible to people with disabilities, so another key part of the project will involve the reconfiguration of the southwest corner of the building to include a new egress stair, elevator, and accessible restrooms. This area is the least visible from any public right of way, and is the most sensitive and integrated location to provide these improvements. The design team wishes to avoid a building addition that would obstruct the exterior walls of the house. To that end, the elevator, restroom and stair core have been carefully massaged by Thomas Phifer + Partners to fit within the historic envelope in a manner that preserves all of the historic windows. The only known concession to this approach is the need to raise the roof to enclose the elevator penthouse. This change will not be visible at all from the primary 8th Street elevation, and perhaps only minimally apparent from certain angles along Nueces. The new construction at the southwest quadrant of the historic house will have the added benefit of addressing long-term water infiltration problems in to the basement in this area.

- O'Connell Architecture



Figure 11 – Rendering of the proposed new building as seen from above the corner of 8th and Nueces.

New Construction

Thomas Phifer + Partners

The West 8th Street campus is located in the northwest quadrant of Austin, Texas. The campus incorporates 10,000 square feet of new office space on the site of the Prairie-style Gilfillan House. Under its new ownership, the West 8th Street campus will provide flexible event and conference space in downtown Austin.

The design of the new buildings make reference to the Gilfillan House's warm brick, arched façade and are sited to preserve primary views to and from the historic structure. The office building's light wood palette matches the tone of the Gilfillan House. Its two-story colonnade aligns with the strong cornice line of the landmark house. The addition's balcony is oriented northward allowing soft daylight to flood the interior spaces while eliminating the need for shades and replicates the sheltered outdoor setting experienced on the Gilfillan House's three-sided covered porch.

- Thomas Phifer + Partners

Landscape

Design Philosophy: The overall concept for the landscape design at the Gilfillan House utilizes beautiful and efficient plant and hardscape materials to respond to the historic character of the site and reflect Austin's native ecology. The site is defined by the duality of its relationship to an evolving Downtown Austin and its historic relevance. The goal is to respect the site's history and place in the city while embracing updates as a way to build upon the future significance of the site. We do not seek to misrepresent history, but rather reveal and reinforce the integrity of the site's character. We see the Gilfillan House renovation as a celebration of the property's beauty, resulting in a site that will be performative, functional and enjoyable for the next 100 years.

Planting: All vegetation will be indigenous to the Austin area. New native landscaping will maintain the historic character and be a more sustainable choice given the inherent adaptation to local climate conditions. Except in times of drought the vegetation will not require irrigation after the establishment period; these plants will require little or no fertilizer due to their adaptation to the nutrients found in local soil.



Figure 12 - The historic heritage oak at the northeast corner of the site has been mauled to accommodate power lines. Our plan is to request that the City bury these lines to the maximum extent feasible.

Heritage and Protected Trees: All efforts will be made to maintain the health of the grand heritage oak tree on the northeast corner of the site. The protected cedar elm at the immediate southwest corner of the historic building is causing significant damage to the foundation and roof, and must be removed as part of this project. We will replace this tree with new trees as determined appropriate.



Figure 13 - The cedar elm at the southwest corner of the building is causing structural damage, and must be removed.

Accessibility: Due to degradation and inconsistency in paving material, the existing stairs will be reconfigured with native limestone (to match existing) in order to increase safety and longevity of the material. The stair to tread ratio will be modified in order to meet current accessibility codes. The adjacent retaining walls will remain intact.

Sidewalks: Due to the high degree of foot-traffic and intended use for the structure, the design team proposes adjusting the existing historic walls in order to provide new sidewalks along the South and East of the property. The existing walls are tiered (2) in order to retain grade; the intention is to remove the first of the two walls and utilize the space between the curb and the second retaining wall for the installation of a sidewalk. This will result in the creation of variable sidewalk widths ranging from 5-10 feet.

Retaining Walls: The design team intends to maintain and restore the second tier walls in their existing location. The design team will propose a modern intervention at the base of the existing walls in order to ensure their structural integrity and provide a clarity between what is “new” and what is “old,” hence revealing and celebrating the historic walls.

- Coen + Partners

Collaboratively prepared by:

Andrew Mazor, Thomas Phifer + Partners

Jonathan Blaseg, Coen+Partners

Tere O’Connell, O’Connell Architecture

June 30, 2016

EXHIBIT G



EXHIBIT H

ORDINANCE NO. 80 1218-0

AN ORDINANCE ORDERING A CHANGE IN USE AND HEIGHT AND AREA AND CHANGING THE USE AND HEIGHT AND AREA MAPS ACCOMPANYING CHAPTER 45 OF THE AUSTIN CITY CODE OF 1967 AS FOLLOWS:

LOTS 5 AND 6, BLOCK 78, ORIGINAL CITY, LOCALLY KNOWN AS 603 WEST 8TH STREET (GILFILLAN HOUSE), FROM "O" OFFICE, SECOND HEIGHT AND AREA DISTRICT TO "O-H" OFFICE-HISTORIC, SECOND HEIGHT AND AREA DISTRICT, SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Chapter 45 of the Austin City Code of 1967 is hereby amended to change the USE and HEIGHT and AREA designations from "O" Office, Second Height and Area District to "O-H" Office-Historic, Second Height and Area District on the property described in File C14h-80-027 to-wit:

Lots 5 and 6, Block 78, Original City, a subdivision in the City of Austin, Travis County, Texas, as recorded in Volume 7083, at Page 1507, of the Deed Records of Travis County, Texas,

locally known as 603 West 8th Street (Gilfillan House) in the City of Austin, Travis County, Texas.

PART 2. It is hereby ordered that the USE and HEIGHT and AREA maps accompanying Chapter 45 of the Austin City Code of 1967 and made a part thereof shall be changed so as to record the change ordered in this ordinance.

PART 3. The rule requiring that ordinances shall be read on three separate days is hereby suspended, and this ordinance shall become effective ten (10) days following the date of its passage.

PASSED AND APPROVED

December 18, 1980

X
X
X
X

Charles Keeton McCluskey
Mayor

APPROVED:

Albert De La Rosa
City Attorney

ATTEST:

Grace Monroe
City Clerk

:cf

ORDINANCE NO. 82 1007-M

AN ORDINANCE ORDERING A CHANGE IN USE AND HEIGHT AND AREA AND CHANGING THE USE AND HEIGHT AND AREA MAPS ACCOMPANYING CHAPTER 13-2 OF THE AUSTIN CITY CODE OF 1981 AS FOLLOWS:

LOTS 5 AND 6 AND THE EAST 3.5 FEET OF LOT 7, BLOCK 78, ORIGINAL CITY OF AUSTIN, LOCALLY KNOWN AS 601-603 WEST 8TH STREET AND 704-706 NUECES, FROM "O-H" OFFICE-HISTORIC, SECOND HEIGHT AND AREA DISTRICT TO "GR-H" GENERAL RETAIL-HISTORIC, SECOND HEIGHT AND AREA DISTRICT, SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Chapter 13-2 of the Austin City Code of 1981 is hereby amended to change the USE and HEIGHT and AREA designations from "O-H" Office-Historic, Second Height and Area District to "GR-H" General Retail-Historic, Second Height and Area District on the property described in File C14-81-016, to-wit:

Lots 5 and 6 and the east 3.5 feet of Lot 7, Block 78,
Original City of Austin,

locally known as 601-603 West 8th Street and 704-706 Nueces in the City of Austin, Travis County, Texas.

PART 2. It is hereby ordered that the USE and HEIGHT and AREA maps accompanying Chapter 13-2 of the Austin City Code of 1981 and made a part thereof shall be changed so as to record the change ordered in this ordinance.

PART 3. The rule requiring that ordinances shall be read on three separate days is hereby suspended, and this ordinance shall become effective ten (10) days following the date of its passage.

PASSED AND APPROVED

October 7, 1982

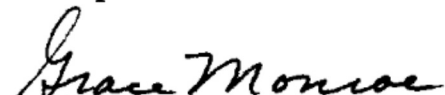

Carole Keeton McClellan

Mayor

APPROVED:


Albert DeLaRosa
City Attorney

ATTEST:


Grace Monroe
City Clerk

JMN:saf

920

2-95-6424

RESTRICTIVE COVENANT

SEP - 3 - 82 ~~23~~ 6346 * 9.00

THE STATE OF TEXAS § FILE NO: C14-81-016
 § SS:
COUNTY OF TRAVIS §

WHEREAS, Anne Cofrin of Travis County, Texas, is the owner of the following described property, to-wit:

Lots 5, 6 and a portion of Lot 7, Block 78 Original City of Austin; and

WHEREAS, the City of Austin and Anne Cofrin have agreed that the above described property should be impressed with certain covenants and restrictions running with the land and desire to set forth such agreement in writing;

NOW, THEREFORE, Anne Cofrin, for and in consideration of One and No/100 Dollars (\$1.00) and other good and valuable consideration in hand to the undersigned paid by the City of Austin, the receipt of which is hereby acknowledged, does hereby agree with respect to said property described above, such agreement to be deemed and considered as a covenant running with the land, and which shall be binding on her, her successors and assigns, as follows, to-wit:

1. In the event that said property is hereafter transferred by Anne Cofrin to any third party, other than an entity in which Anne Cofrin owns more than a nominal beneficial interest, the property will not thereafter be used for any purpose other than those uses permissible under the City of Austin Zoning Ordinance classification, "Office-Historical, Second Height and Area," and neither Anne Cofrin nor the then owner shall object to the filing of an application for the rezoning of the property to "Office-Historical, Second Height and Area" zoning classification by the City of Austin.

2. The uses to be permitted under the "General Retail, Second Height and Area" zoning classification applicable to the property (in addition to all uses otherwise permissible under "Office-Historical, Second Height and Area" and more

restrictive zoning classifications) will be limited to 2-95-6425
social gatherings, receptions, parties, benefits, openings,
art shows, art classes, art exhibits and related sales of
art works and art supplies. Notwithstanding anything to the
contrary contained in this paragraph, those uses of the
property specifically made permissible under General Retail
zoning classification by this paragraph shall be further
restricted in the following manner: On days other than
nationally or state-recognized holidays, Saturdays and
Sundays, large functions shall not be held on the property
for any of the permissible General Retail uses prior to
5:30 p.m. It is the intention of the parties hereto that
this restriction be observed to avoid on-street parking
congestion during peak use hours in the vicinity of the
property. The restriction imposed by the preceding sentence
shall not in any way limit the permissible number of indi-
viduals or the hours of use of the property with respect to
(a) holidays, Saturdays and Sundays, or (b) uses of the
property otherwise permissible under the "Office-Historical,
Second Height and Area" zoning classification or less re-
strictive zoning classifications established by the Austin
Zoning Ordinance.

3. The grounds surrounding the principal structure
located on the property shall not be used on any evening for
musical entertainment after 12:00 o'clock midnight.

4. If any person, persons, corporation or entity of
any other character shall violate or attempt to violate the
foregoing agreement and covenant, it shall be lawful for the
City of Austin, a municipal corporation, its successors and
assigns, to prosecute proceedings of law, or in equity,
against said person, or entity violating or attempting to
violate such agreement or covenant and to prevent said

person or entity from violating or attempting to violate
such agreement or covenant.

2-95-6426

5. If any part or provision of this agreement or covenant herein contained shall be declared invalid, by judgment or court order, the same shall in nowise affect any of the other provisions of this agreement, and such remaining portion of this agreement shall remain in full force and effect.

6. The failure at any time to enforce this agreement by the City of Austin, its successors and assigns, whether any violations hereof are known or not, shall not constitute a waiver or estoppel of the right to do so.

7. This agreement shall be modified, amended or terminated only by joint action of both (a) a majority of the members of the City Council of the City of Austin, or such other governing body as may succeed the City Council of the City of Austin, and (b) by the owners of the above described property at the time of such modification, amendment or termination.

EXECUTED, this the 31st day of August, 1982.

Anne Ward Cofrin
ANNE WARD COFRIN

THE STATE OF TEXAS §
 § ss:
COUNTY OF Travis §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Anne Ward Cofrin, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 31
day of August, 1982.

NOTARY SEAL

Susan J. Haney
Susan J. Haney
Notary Public in and for
Travis County, Texas
My Commission Expires: 8/5/85

AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the
County of Travis, State of Texas, on this day personally appeared:

Denise Stegall

Classified Advertising Agent of the Austin American-Statesman, a daily
newspaper published in said County and State, who being duly sworn by
me states that the attached advertisement was published in said newspaper
on the following dates, to wit:

NOVEMBER 5th, 1982

and that the attached is a true copy of said advertisement.

Denise Stegall

SWORN AND SUBSCRIBED TO BEFORE ME, this the 5th

Day of November A.D. 198 2.



Rebecca Herrera

Notary Public in and for
TRAVIS COUNTY, TEXAS



ORDINANCE NO. 85 0718-0

AN ORDINANCE ORDERING A REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2A OF THE AUSTIN CITY CODE OF 1981 AS FOLLOWS: LOTS 5 AND 6 AND THE EAST 3.5 FEET OF LOT 7, BLOCK 78, ORIGINAL CITY, LOCALLY KNOWN AS 601-603 WEST 8TH STREET AND 704-706 NUECES STREET, FROM "GR-H" COMMUNITY COMMERCIAL-HISTORIC TO "GO-H" GENERAL OFFICE-HISTORIC; SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. CHAPTER 13-2A of the Austin City Code of 1981 is hereby amended to change the base zoning district from "GR-H" Community Commercial-Historic to "GO-H" General Office-Historic on the property described in File C14-85-075, to-wit:

Lots 5 and 6 and the east 3.5 feet of Lot 7, Block
78, Original City of Austin,

locally known as 601-603 West 8th Street and 704-706 Nueces Street in the City of Austin, Travis County, Texas.

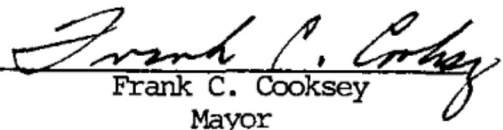
PART 2. It is hereby ordered that the Zoning Map accompanying Chapter 13-2A of the Austin City Code of 1981 and made a part thereof shall be changed so as to record the change ordered in this ordinance.

PART 3. The rule requiring that ordinances shall be read on three separate days is hereby suspended, and this ordinance shall become effective ten (10) days following the date of its passage.

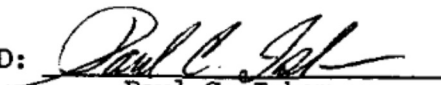
PASSED AND APPROVED

July 18, 1985

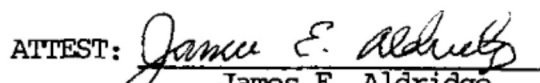
§
§
§
§


Frank C. Cooksey
Mayor

APPROVED:


Paul C. Isham
City Attorney

ATTEST:


James E. Aldridge
City Clerk

AFM:saf

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.austintexas.gov/planning.

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: C14-2017-0074

Contact: Scott Grantham, 512-974-2942

Public Hearing: July 24, 2017, Historic Landmark Commission

August 08, 2017, Planning Commission

August 31, 2017, City Council

Blair Fox

Your Name (please print)

709 Rio Grande

Your address(es) affected by this application

Blair Fox

Signature

7/14/2017

Date

Daytime Telephone: (512) 472-2432

Comments: This house is residential and we currently have 3 bedrooms being 603 not 500 feet away. Also I don't think there is any way to park all the cars that will come.

☐ I am in favor
☒ I object

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

City of Austin

Planning & Zoning Department

Scott Grantham

P. O. Box 1088

Austin, TX 78767-8810



Post Office Box 1282

Austin, TX 78767

www.originalaustin.org

18 October 2017

Mr. Scott Grantham
Senior Planner
City of Austin | Planning and Zoning Department
505 Barton Springs Road
Austin, TX 78704

RE: Gilfillan House Rezoning (C14H-2017-0074)

Dear Mr. Grantham,

On behalf of the Board of Directors of the Old Austin Neighborhood Association (OANA), I am writing you in support of Case C14H-2017-0074, the re-zoning of the Gilfillan House at 603 W. 8th Street from GO-H to DMU-H.

We have had discussions with the Gilfillan Group, LLC for more than two years regarding various aspects of this project. We are in support of this project because:

1. The requested re-zoning is consistent with the zoning that occurs around the site, and is consistent with City of Austin Zoning Principles.
2. The mixed office use envisioned for the property is specifically called for on page 79 of the Downtown Austin Plan.
3. The requested re-zoning allows an office structure to be co-located on the site, which provides a necessary, ongoing funding source for the expensive restoration and maintenance of the important historic structure.
4. The office structure will be architecturally unique from, shorter than, and physically separated from, the Gilfillan House to keep the focus on the house itself.
5. The Gilfillan Group is planning to utilize the site as an office, with the Gilfillan House being used primarily as conference rooms and meeting space.
6. Gatherings or events supportive, incidental to, and compatible with the office use may occur from time to time, and the Gilfillan Group has entered into a private Restrictive Covenant with OANA that requires that if outdoor sound occurs:
 - a. It must comply with the Land Development Code
 - b. It must cease at 10pm Sunday through Thursday, and 12am Fridays and Saturdays
 - c. It must be limited to a maximum of 85 dB at the property line
 - d. The Gilfillan Group must conduct real-time monitoring of sound at the property line, and this information must be accessible by neighbors and city regulators as the sound is occurring.
7. This private restrictive covenant also addresses other issues, such as prohibited uses and the desire for sidewalks on the property.
8. The site has been designed to preserve the Heritage Tree on site.

Thank you for your consideration of this correspondence.

Sincerely,

Ted Siff, President

Board of Directors

Ted Siff, President

Austin Stowell

Diana Zuniga

Michael Portman, Treasurer

Perry Lorenz

Charles Peveto

Blake Tollett, Secretary

Perry Horton

Ray Canfield

Bill Schnell

EXHIBIT J

PETITION

Date: September 26, 2017
File Number: C14-2017-0074
"Gilfillian House"

Address of
Rezoning Request: 603 West 8th Street,
Austin, Texas 78701

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than Downtown Mixed Use Historic Conditional Overlay Zoning (herein "DMU-H-CO"), provided the **Conditional Overlay shall exclude the Prohibited Uses** as defined and listed below, and, further provided that the owner of the property be required at the owner's expense to relocate existing rock walls and **install sidewalks** at least five feet (5') in width at curb height, along the entire street right of way ("ROW") adjacent to the curbing of the property **along West 8th Street and Nueces Street**, *except in those areas directly below the drip line of the existing live oak tree.*

Prohibited Uses. The following uses as defined in the Land Development Code of the City, shall not be permitted upon the Property:

Automotive Repair Services, Automotive Washing (Of Any Type), Bail Bond Services, Exterminating Services, Outdoor Entertainment, Telecommunications Tower, Service Station, Guidance Services, Residential Treatment, Automotive Sales, Drop-Off Recycling Collection Facility, Funeral Services, Pawn Shop Services, Restaurant (Drive In, Fast Food), Counseling Services, Local Utility Services.

As owners of properties nearby to the historic Gilfillan House at 603 West 8th Street, we are opposed to the above zoning change request from GO-H to DMU-H-CO, primarily because:

- *We do not want amplified sound and noise associated with Outdoor Entertainment, and.*
- *We do not support additional building to attract public use which removes most on-site parking, and does not commit to provide patrons and public with a safe, ADA compliant sidewalk along the street right of way, and,*
- *The new building proposed is not compatible with the historic Gilfillan House or outdoor yard areas.*

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Blair Fox

B. F. F.

Signature

BLAIR FOX

Printed Name

Address 709 Rio Grande Street, Austin, Texas 78701

Parcel No. 107000507

PETITION

CI4-2017-0074 Gilfillan House - 603 West 8th Street, Austin, TX

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Austin Woman's Club

Loretta Voss

Signature

Loretta Voss

Printed Name

Address 708 San Antonio Street, Austin, Texas 78701

Parcel No. 206010501

Austin Woman's Club

Loretta Voss

Signature

Loretta Voss

Printed Name

Address 701 Nueces Street, Austin, Texas 78701

Parcel No. 206010510

Letsie Khotso Khabele & Jennifer Moya Kahbele

(Khabele School)

[Signature]

Signature

Ted Graf, Head of School

Printed Name

Address 805 Rio Grande Street, Austin, Texas 78701

Parcel No. 208001402

Municipal Advisory Council of Texas

[Signature]

Signature

Laura Slaughter

Printed Name

Address 600 West 8th Street, Austin, Texas 78701

Parcel No. 208001409

Contact Name: _____

Phone Number: _____

PETITION

C14-2017-0074 Gilfillan House - 603 West 8th Street, Austin, TX

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Edward W. Joseph

(Khabele School)

Signature

Printed Name

Address 606 West 8th Street, Austin, Texas 78701

Parcel No. 208001412

JOSEPH & WILLIAMS PARTNERSHIP (Khabele School)

Signature

Printed Name

Address 801 Rio Grande Street, Austin, Texas 78701

Parcel No. 208001401

NAVDEEP S. SOOCH

Signature

Printed Name

Address 600 West 7th Street, Austin, Texas 78701

Parcel No. 107000502

602 7TH STREET PARTNERS LP

Signature

Printed Name

Address 602 West 7th Street, Austin, Texas 78701

Parcel No. 107000503

Contact Name: _____

Phone Number: _____

PETITION

C14-2017-0074 Gilfillan House - 603 West 8th Street, Austin, TX

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

RIO GRANDE STREET PARTNERS LP

Signature

Printed Name

Address **707 Rio Grande Street, Austin, Texas 78701**

Parcel No. **107000506**

RIO GRANDE STREET PARTNERS LP

Signature

Printed Name

Address **701 Rio Grande Street, Austin, Texas 78701**

Parcel No. **107000505**

Signature

Printed Name

Address _____

Parcel No. _____

Signature

Printed Name

Address _____

Parcel No. _____

Contact Name: _____

Phone Number: _____

[illegible]

NUKES ST PARTNERS / PENANCE. LAUREY, PHILIP