

**Zoning Public Hearing
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: Z-3
AGENDA DATE: Thu 02/12/2004
PAGE: 1 of 1**

SUBJECT: C14H-03-0013 - Brunson House - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 200 The Circle from multi-family residence moderate high density neighborhood conservation combining district (MF-4-NCCD) to multi-family residence moderate high density - historic- neighborhood conservation combining district (MF-4-H-NCCD). Historic Landmark Commission Recommendation: To grant multi-family residence moderate high density - historic - neighborhood conservation combining district (MF-4-H-NCCD). Zoning and Platting Commission Recommendation: To grant multi-family residence moderate high density - historic - neighborhood conservation combining district (MF-4-H-NCCD). Applicant: Danette Chimenti (owner). City Staff: Steve Sadowsky, Historic Preservation Office, Transportation, Planning and Sustainability Department, 974-6454.

REQUESTING	Transportation, Planning	DIRECTOR'S
DEPARTMENT:	and Sustainability	AUTHORIZATION: <u>Austan Librach</u>

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-03-0013

HLC DATE: July 28, 2003

August 4, 2003

ZAP DATE: September 9, 2003

November 18, 2003

January 6, 2004

AREA: 0.42 acre

APPLICANT: Danette Chimenti

AGENT: NA

HISTORIC NAME: Brunson House

WATERSHED: East Bouldin Creek

ADDRESS OF PROPOSED ZONING CHANGE: 200 The Circle

ZONING FROM: MF-4-NCCD

ZONING TO: MF-4-H-NCCD

SUMMARY STAFF RECOMMENDATION: Staff recommends the proposed zoning change from MF-4-NCCD, Multi-family residence, Neighborhood Conservation Combining District, to MF-4-H-NCCD, Multi-family residence-historic, Neighborhood Conservation Combining District, zoning, based upon Historic Landmark Designation Criteria 1, 3, 4, 6, 7, 11, and 12.

HISTORIC LANDMARK COMMISSION ACTION: Recommended a zoning change from MF-4-NCCD, Multi-family residence, Neighborhood Conservation Combining District, to MF-4-H-NCCD, Multi-family residence-historic, Neighborhood Conservation Combining District, zoning, based upon Historic Landmark Designation Criteria 1, 3, 4, 6, 7, 11, and 12, by consent. Vote: 7-0 (Bunton, Fowler, and Leary absent).

ZONING AND PLATTING COMMISSION ACTION: Postponed to November 18, 2003 by Commission. **November 18, 2003:** Postponed to January 6, 2004 by Commission. **January 6, 2004:** Recommended the proposed zoning change from MF-4-NCCD, Multi-family residence, Neighborhood Conservation Combining District, to MF-4-H-NCCD, Multi-family residence-historic, Neighborhood Conservation Combining District, zoning by consent. Vote: 9-0.

DEPARTMENT COMMENTS:

The house is in the Fairview Park Neighborhood Conservation Combining District overlay zone.

CITY COUNCIL DATE: February 12, 2004

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION:

South River City Citizens Association

BASIS FOR RECOMMENDATION:

The house meets Historic Landmark Designation Criteria 1, 3, 4, 6, 7, 11, and 12:

(1) Character, interest, or value as part of the development, heritage or cultural characteristics of the City of Austin, State of Texas, or the United States.

The Brunson House represents the middle phase in the development of Fairview Park, the first suburban development south of the Colorado River in Austin. Charles Newning, William H. Stacy, and George Warner platted Fairview Park in 1880, when the only means of crossing the Colorado River was via ferry or a wooden bridge which had to be re-built regularly after floods. A stone toll bridge across the Colorado River was completed in 1883; the first free bridge across the river opened in 1886, and allowed for the development of Fairview Park. Designed by its promoters to take full advantage of the beauty of the hilly bluffs on the south side of the river, Fairview Park had large, irregularly-shaped lots, winding streets, and extensive landscaping, all typical of the burgeoning City Beautiful Movement of the early twentieth century. Fairview Park was designed to be an upper middle-class residential area; the first homes were large, imposing structures on prime home-sites with scenic views of downtown Austin or the river. The Brunson House represents the second phase of development in Fairview Park, when many of the large lots were subdivided into smaller tracts, and middle-class homebuyers were able to afford to purchase property in the neighborhood. Despite its adherence to City Beautiful aspirations of exclusive residential uses, residents of Fairview Park retained many of their agricultural traditions. The Brunsons, like many of their neighbors, kept several different types of fowl and other small stock on the property.

(3) Embodiment of distinguishing characteristics of an architectural type or specimen.

The Brunson House is an excellent example of an Arts and Crafts bungalow, built before bungalows became so popular that they were mass-produced in the 1920s. The bungalow style originated in India, but was popularized in the United States, beginning in the 1910s. Bungalows were designed to be organic with their environment; they were supposed to blend in to their setting, rather than stand out like earlier Victorian-style houses. The classic early bungalow is a wood-frame house with deep eaves and a prominent front porch. The Brunson House embodies the distinguishing characteristics of a bungalow, and adds the stylistic refinements of the Arts and Crafts Movement of the early twentieth century. Both the bungalow and the Arts and Crafts Movement were reactions to the popularity of Victorian-era houses, which had irregular and complex architectural forms, and machine-made details. The Arts and Crafts Movement espoused the ideal of returning to craftsman-built architecture, and stressed that the man-made details of the house be apparent throughout. The Brunson House contains triangular eave brackets, ornamental brickwork in the exterior chimney, and exposed boards in the tympanum of the gables and front porch, showing the craftsmanship inherent in the construction of this house. The house also features an original stone driveway.

(4) Identification as the work of an architect or master builder whose individual work has influenced the development of the city.

The Calcasieu Lumber Company of Austin built the Brunson House based upon in-house plans. Although the actual designer of the house is unknown, Calcasieu Lumber Company built hundreds, if not thousands of houses in the city, and defined popular housing in Austin in the early twentieth century.

(6) Relationship to other distinctive buildings, sites or areas which are eligible for preservation according to a plan based on architectural, historical or cultural motif.

The house is located in Fairview Park, a potential historic district, with a number of houses already designated as City Historic Landmarks.

(7) Portrayal of the environment of a group of people in an area of history characterized by a distinctive architectural style.

The Brunson House represents an excellent example of middle class housing in Austin in the early twentieth century. When Newt Brunson built this house, he was employed as a book-keeper at the J.R. Reed Music Company on Congress Avenue. He eventually became Secretary-Treasurer of the J.R. Reed Music Company, and then began his own business selling radios, refrigerators, and other appliances.

(11) Identification with a person or persons who significantly contributed to the culture and development of the city, state, or United States.

Newt Brunson (1887-1954), the original owner of the house, owned a radio, refrigerator, and appliance store on Congress Avenue from 1930 until his health forced him to retire in 1949. He was also an active member of the South Austin Fire Company No. 5 for many years.

(12) A building or structure that because of its location has become of value to a neighborhood, community area, or the city.

See numbers 1, 3, and 6 above. The house is prominently located on The Circle, at the southern end of Fairview Park, and just over a block east of Congress Avenue.

PARCEL NO.: 03000105140000

DEED RECORD: Vol. 13254, Page 1412 (1998)

ANNUAL TAX ABATEMENT: \$4,534 (owner-occupied rate)

APPRAISED VALUE: \$295,500

PRESENT USE: Residential

CONSTRUCTION/DESCRIPTION: One-and-a-half story rectangular-plan front-gabled frame bungalow with a prominent partial-width front-gabled independent porch on brick piers. The house has a wraparound porch to the right of the main porch and cross-gabled projecting bays midway down the east and west elevations. The exposed brick chimney on the west elevation contains ornamental brickwork. Fenestration consists of single, paired, and triple 1:1 wood-frame windows. The house features Arts and Crafts details such as prominent triangular eave brackets and a classic Arts and Crafts front door.

CONDITION: Excellent

PRESENT OWNERS

Danette Chimenti

ADDRESS

200 The Circle, 78704

TELEPHONE

912-8290

DATE BUILT: ca. 1917

ALTERATIONS/ADDITIONS: Back porch enclosed, kitchen and dining room fireplaces and chimneys removed, front porch reconfigured to allow access from the side, gabled dormers added to rear of the house for upstairs bedroom, brick walk at back of house enlarged (1980s); deteriorated wooden carport and outbuildings removed, new wood frame garage built (1999).

ORIGINAL OWNER(S): Newton A. Brunson, Jr. (1917)

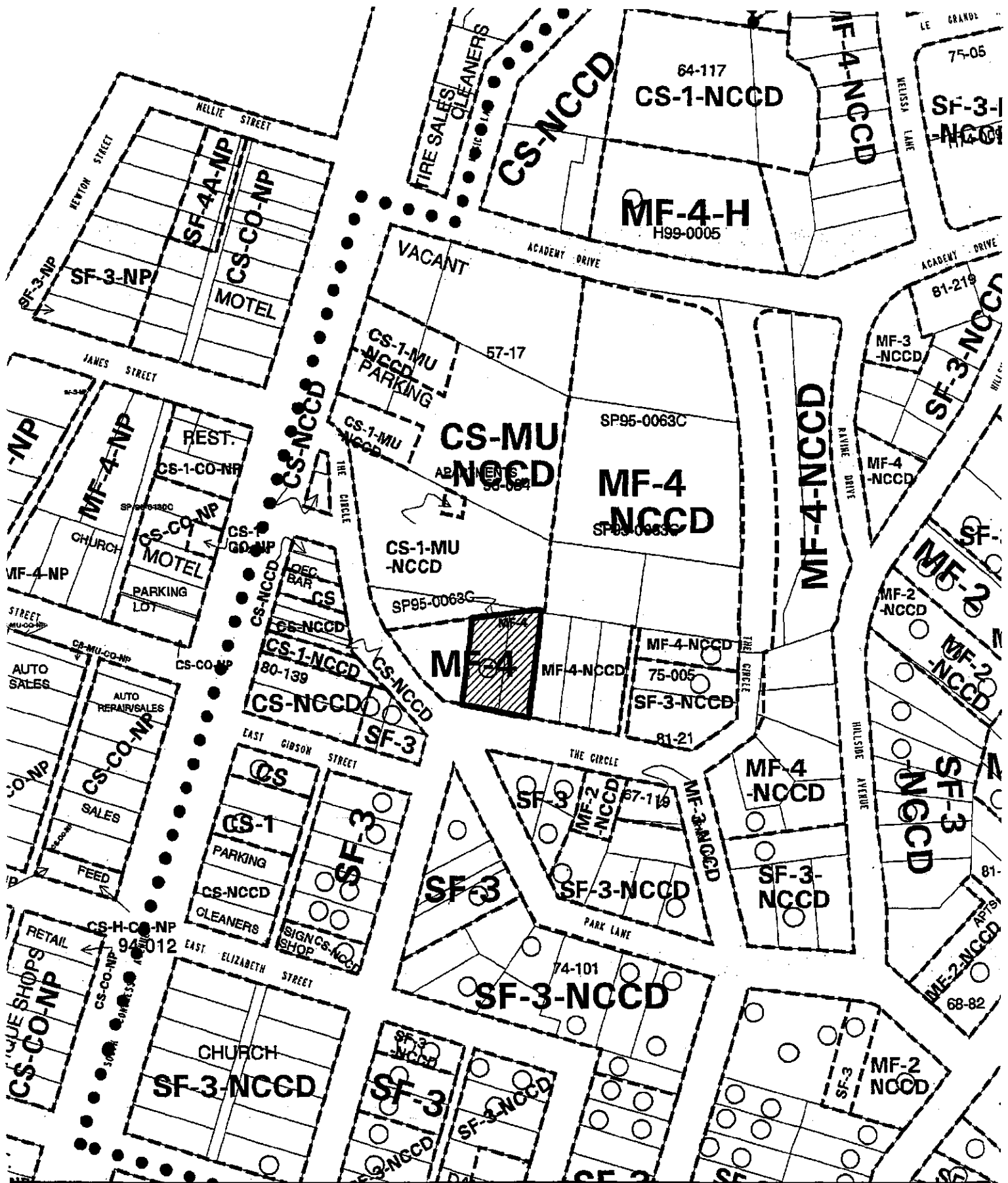
OTHER HISTORICAL DESIGNATIONS:





NATIONAL REGISTER: No

RECORDED TEXAS LANDMARK: No

NATIONAL LANDMARK: No

LOCAL SURVEYS: Yes: CCRS (1984); Priority 3



 <p>1" = 200'</p> <p>SUBJECT TRACT </p> <p>PENDING CASE </p> <p>ZONING BOUNDARY </p> <p>CASE MGR: S. SADOWSKI</p>	<p>HISTORIC ZONING</p> <p>CASE #: C14H-03-0013</p> <p>ADDRESS: 200 THE CIRCLE</p> <p>SUBJECT AREA (acres): N/A</p> <p>DATE: 03-07</p> <p>INTLS: SM</p>	<p>CITY GRID REFERENCE NUMBER</p> <p>J20</p>
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A. APPLICATION FOR HISTORIC ZONING

PROJECT INFORMATION:

DEPARTMENTAL USE ONLY	
APPLICATION DATE: <u>07/03/03</u>	FILE NUMBER(S): <u>C/M 03-0043</u>
TENTATIVE HLC DATE: _____	
TENTATIVE PC or ZAP DATE: _____	
TENTATIVE CO DATE: _____	
CASE MANAGER: _____	CITY INITIATED: YES/NO
APPLICATION ACCEPTED BY: <u>[Signature]</u>	ROLLBACK: YES/NO

BASIC PROJECT DATA:

1. OWNER'S NAME: <u>Danette S. Chimenti</u>	
2. PROJECT NAME: <u>Brunson House</u>	
3. PROJECT STREET ADDRESS (or Range): <u>200 The Circle</u>	
ZIP: <u>78704</u>	COUNTY: <u>Travis</u>
IF PROJECT ADDRESS CANNOT BE DEFINED ABOVE:	
LOCATED _____ FRONTAGE FEET ALONG THE <u>N. S. E. W. (CIRCLE ONE)</u> SIDE OF	
(ROAD NAME PROPERTY FRONTS ONTO), WHICH IS	
APPROXIMATELY _____	DISTANCE FROM ITS
INTERSECTION WITH _____	CROSS STREET.

AREA TO BE REZONED:

4. ACRES <u>.42 (lots 4 & 5)</u>	(OR)	SQ. FT. <u>2225 (house only)</u>			
5. ZONING AND LAND USE INFORMATION:					
EXISTING ZONING	EXISTING USE	TRACT# (IF MORE THAN 1)	ACRES / SQ. FT.	PROPOSED USE	PROPOSED ZONING
<u>MF-4</u>	<u>Residence</u>	_____	<u>.42 acres</u>	<u>Residence</u>	<u>MF-4-H</u>
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

RELATED CURRENT CASES:

6. ACTIVE ZONING CASE? (YES/NO) <u>NO</u>	FILE NUMBER: _____
7. RESTRICTIVE COVENANT? (YES/NO) <u>NO</u>	FILE NUMBER: _____
8. SUBDIVISION? (YES/NO) <u>NO</u>	FILE NUMBER: _____
9. SITE PLAN? (YES/NO) <u>NO</u>	FILE NUMBER: _____

PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):

10a. SUBDIVISION REFERENCE: Name: <u>Benson Subdivision of Fairview Park</u>			
Block(s)	<u>6 and 7</u>	Lot(s)	<u>4 and 5</u>
Plat Book:	<u>Book 3</u>	Page	
Number:	<u>53</u>		
10b. METES AND BOUNDS (Attach two copies of certified field notes if subdivision reference is not available or zoning includes partial lots)			

DEED REFERENCE CONVEYING PROPERTY TO PRESENT OWNER AND TAX PARCEL I.D.:

11. VOLUME: <u>13254</u>	PAGE: <u>1412-1413</u>	TAX PARCEL I.D. NO. <u>03-0001-0514-0000</u>
<u>(also Vol. 13322 Page 0185 Parcel 03-001-0508-0000 but that has been combined with 03-0001-0514-0000)</u>		

OTHER PROVISIONS:

12. IS PROPERTY IN A ZONING COMBINING DISTRICT / OVERLAY ZONE? <u>YES</u> / NO
TYPE OF COMBINING DIST/OVERLAY ZONE (NCCD, NP, etc) <u>NCCD</u>
13. LOCATED IN A LOCAL OR NATIONAL REGISTER HISTORIC DISTRICT? YES / <u>NO</u>
14. IS A TIA REQUIRED? YES / <u>NO</u> (NOT REQUIRED IF BASE ZONING IS NOT CHANGING)
TRIPS PER DAY: _____
TRAFFIC SERIAL ZONE(S): _____

OWNERSHIP TYPE:

15. <input checked="" type="checkbox"/> SOLE	<input type="checkbox"/> COMMUNITY PROPERTY	<input type="checkbox"/> PARTNERSHIP	<input type="checkbox"/> CORPORATION	<input type="checkbox"/> TRUST
If ownership is other than sole or community property, list individuals/partners/principals below or attach separate sheet.				

OWNER INFORMATION:

16. OWNER CONTACT INFORMATION	
SIGNATURE: <u>Danette</u>	NAME: <u>Danette Chimenti</u>
FIRM NAME: _____	TELEPHONE NUMBER: <u>512-912-8290</u>
STREET ADDRESS: <u>200 The Circle</u>	
CITY: <u>Austin</u>	STATE: <u>Tx</u> ZIP CODE: <u>78704</u>
EMAIL ADDRESS: <u>dchimenti@austin.tx.com</u>	

AGENT INFORMATION (IF APPLICABLE):

17. AGENT CONTACT INFORMATION	
SIGNATURE: _____	NAME: _____
FIRM NAME: _____	TELEPHONE NUMBER: _____
STREET ADDRESS: _____	
CITY: _____	STATE: _____ ZIP CODE: _____
CONTACT PERSON: _____	TELEPHONE NUMBER: _____
EMAIL ADDRESS: _____	

DEPARTMENTAL USE ONLY: _____

D. SUBMITAL VERIFICATION AND INSPECTION AUTHORIZATION

SUBMITTAL VERIFICATION

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that proper City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc., may delay the proper review of this application.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND
INDICATE FIRM REPRESENTED, IF APPLICABLE.

Danette Chimenti 6-5-03
Signature Date
Danette Chimenti
Name (Typed or Printed)

Firm (If applicable)

INSPECTION AUTHORIZATION

As owner or authorized agent, my signature authorizes staff to visit and inspect the property for which this application is being submitted.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND
INDICATE FIRM REPRESENTED, IF APPLICABLE.

Danette Chimenti 6-5-03
Signature Date
Danette Chimenti
Name (Typed or Printed)

Firm (If applicable)

E. ACKNOWLEDGMENT FORM

concerning
Subdivision Plat Notes, Deed Restrictions,
Restrictive Covenants
and / or
Zoning Conditional Overlays

I, Danette Chimenti have checked for subdivision plat notes, deed restrictions,
(Print name of applicant)

restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions i.e. height, access, screening etc. on this property, located at

200 The Circle, Austin, Texas 78704
(Address or Legal Description)

If a conflict should result with the request I am submitting to the City of Austin due to subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays it will be my responsibility to resolve it. I also acknowledge that I understand the implications of use and/or development restrictions that are a result of a subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays.

I understand that if requested, I must provide copies of any and all subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlay information which may apply to this property.

Danette Chimenti
(Applicant's signature)

6-5-2003
(Date)

Deed Research for 200 The Circle, Austin, TX 78704

Transaction

Vol./Page

W.S. Benson and M.H. Benson to
Newt A. Brunson Jr. and wife Alma Brunson,
Lot No. Five (5) out of the Benson Subdivision of Blocks Six (6) and
Seven (7) in Fairview Park in the City of Austin,
December 20, 1916, \$500

Vol. 294, pp. 120-121

W.S. Benson and M.H. Benson to
Newt A. Brunson Jr.
Lot Four (4) in Benson Subdivision of Blocks Six (6) and Seven (7)
of Fairview Park, South Austin
February 21, 1923, \$600

Vol. 345, pp. 504-505

W.S. Benson and M.H. Benson to
Newt A. Brunson Jr.
Lot Six (6) in Benson's Subdivision of Blocks Six (6) and Seven (7)
in Fairview Park South Austin Travis County, Texas as shown on page 53
of Plat Book #3 of Travis County land records
September 16, 1929, \$700

Vol. 441, pp. 475-476

Alma M. Brunson to B.C. Todd and wife Ima V. Todd,
Lots 4, 5 and 6 in Benson Subdivision of Blocks 6 and 7 of Fairview Park,
South Austin, Travis County, Texas
April 2, 1974, \$10

Vol. 4871, pp. 1968-1970

Ima Vivian Todd, estate, to Terence Colquitt Todd,
Lots 4, 5 and 6 of Benson Subdivision of the City of Austin,
Travis County, Texas,
November 22, 1983

Vol. 8344, pp. 922-924

Terence Colquitt Todd and wife Jan Todd to
Vicki Faust and Kimber Cavendish,
Lots 4, 5 and 6, Benson Subdivision of Parts of Block 6 and 7 of Fairview Park,
an addition in Travis County, Texas,
April 30, 1996, \$290,000, lien: \$158,172.24

Vol. 12676, pp. 1069-1070

Vicki Faust and Kimber Cavendish to Danette Chimenti,
Lot 5, Benson Subdivision of Parts of Blocks 6 and 7 of Fairview Park,
an addition in Travis County, Texas,
August 24, 1998, \$210,000, lien: \$160,000.

Vol. 13254, pp. 1412-1413

Vicki Faust and Kimber Cavendish to Danette Chimenti,
Lot 4, Benson Subdivision of parts of Blocks 6 and 7 of Fairview Park,
an addition in Travis County, Texas,
November 16, 1998, \$10

Vol. 13322, pp. 0185-0187

Occupancy Research for 200 The Circle, Austin, TX 78704

Year	Occupant Name and Reference	Source
1917-1954	<p>Newton A. Brunson Jr. and Alma M. Brunson</p> <p>Newton A. Jr.:</p> <p>1917 bookkeeper J R Reed Music Co, 805 Congress Ave</p> <p>1929 Secretary-treasurer J R Reed Music Co, 805 Congress Ave</p> <p>1930 Newt Brunson - Exclusive Dealer Majestic Radios and Electric Refrigerators, 823 Congress Ave</p> <p>1935 Newt Brunson - Kelvinator Electric Refrigerators, Crosley and Stewart-Warner Radios, ABC Washing Machines, Baldwin Pianos, 813 Congress Ave</p> <p>1937 Refrigerator Dealer, 320 Congress</p> <p>1947 Refrigerator Dealer, 404-06 Colorado</p> <p>1949 Retired</p>	City Directories
1955-1979	Alma Meyer Brunson	City Directories
1980-1982	Vacant (No Return)	City Directories
1983	<p>David Smith and Christie Smith (rent)</p> <p>David Smith: paint contractor</p>	City Directories
Early 1984	<p>Terence C. Todd and Janice Suffolk Todd</p> <p>Both lecturers U of T</p>	City Directories/ Terry and Jan Todd
Fall 1984 - Summer 1986	<p>Joe Hood, wife and 2 daughters (rent)</p> <p>Joe Hood: National Champion power lifter; at time graduate student of Terry Todd; currently Chiropractor in Austin</p>	Terry and Jan Todd/ Joe Hood
Fall 1986	<p>Tammy Thompson (rent)</p> <p>Tammy Thompson: Champion power lifter; PhD student UT at time</p>	Terry and Jan Todd
1986-1987	Vacant (undergoing renovations)	Terry and Jan Todd
Late 1987 - April 1996	<p>Terence C. Todd and Janice Suffolk Todd</p> <p>Terry Todd, PhD: Professor University of Texas, Dept of Kinesiology and Health Education</p> <p>Jan Todd, PhD: Associate Professor University of Texas, Dept of Kinesiology and Health Education</p>	City Directories
April 1996 - April 1999	<p>Vicki Faust and Kimber Cavendish</p> <p>Vicki Faust: CPA</p> <p>Kimber Cavendish: Physical Therapist</p> <p>Kenna Chris Faust-Cavendish born 9-5-97</p>	Danette Chimenti
June 1998- June 1999	<p>Danette S. Chimenti</p> <p>Computer Scientist: Founder/Chief Technical Officer Logical Information Machines, Inc. (LIM)</p>	Danette Chimenti
June 1999- Oct 1999	Vacant (undergoing renovations)	Danette Chimenti

Oct 1999-
July 2000

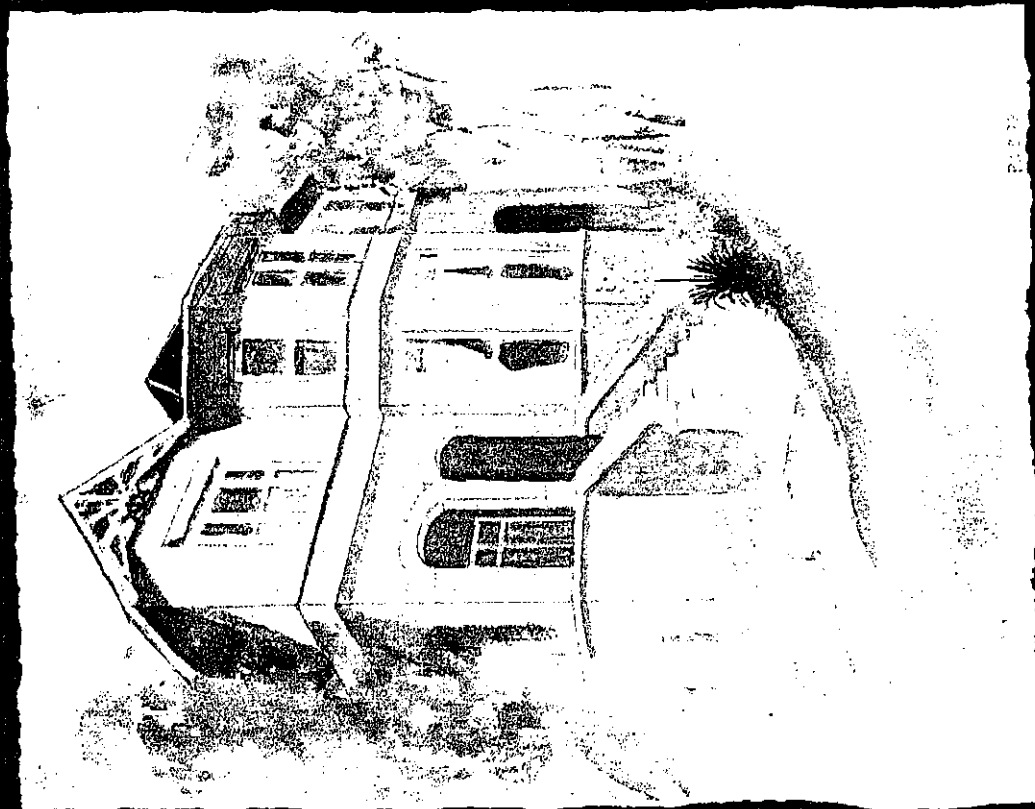
Danette S. Chimenti
Computer Scientist: Founder/Chief Technical Officer
Logical Information Machines, Inc. (LIM)

Danette Chimenti

July 2000-
present

Danette S. Chimenti and Lynda Blakeslee
Danette Chimenti: Computer Scientist; CTO Neopost LoopOne,
Director Strategic Research LIM
Lynda Blakeslee: Clinical Supervisor Austin Travis County MHMR,
Private Counselor

Danette Chimenti



1 2 3 4
LIVE OAK FESTIVAL
TOUR OF HOMES



BRUNSON HOUSE 200 THE CIRCLE

The Brunson House, built in the early 1900's, is a very fine example of the Bungalow Style. All the principles behind the idea of the bungalow are embodied in this house: siting, simplicity of manner, color, and vitality. The bungalow according to Clay Lancaster in *The American Bungalow* "... was a type of house, a period of architecture, and a movement."

Bungalows were always carefully sited. The house was sited to fit the landscape. It was designed to blend and harmonize with the landscape. The Brunson House is carefully nestled among live oaks and the exterior was designed to accommodate oak trees on all sides of the house. The colors of the house, which are faithful representations of the original brown and yellow, are earth tones which carried through on the idea of harmonizing with nature.

All of the exterior details reflect the rhythm and proportions of the Bungalow Style. Windows on all sides of the house are found in triplicate and the colonettes on the porch are tripled. The porch, with its open work gable and box brackets, gives an impression of airiness and space. The massive brick columns on the porch are a typical bungalow feature. The planter contained in the porch wall is an unusual feature and enhances the porch.

The grounds of the Brunson House contain numerous outbuildings which are original to the house but are not typical of bungalows. The Brunsons were animal

lovers and kept peacocks, guinea hens, deer, and dogs. Many of these outbuildings are associated with housing the animals.

The floorplan is typical of that found in the best bungalows. The living room is no longer a room to receive guests but an informal room to entertain guests and the heart of family life. The details of this room are carefully crafted and embody the ideas of the Arts and Crafts Movement. The ceiling has box beams with characteristic crossings in the four corners. There are French doors leading into the dining room and what was originally a bedroom.

The stained glass lamps throughout the house are not original but fit very well with the idea of the bungalow. The lamps are the work of artist John Dalkin. Throughout the house there are examples of Mission Style furniture, a style that was designed for bungalows. Mission furniture is sturdy in design, functional and informal.



ELECTRIC REFRIGERATION

KELVINATOR Electric Refrigerators

NEWT BRUNSON

CROSLY AND STEWART-WARNER RADIOS

A-B-C WASHING MACHINES —:— BALDWIN PIANOS

813 CONGRESS AVE.

PHONE 2-2214

FURNITURE

C. M. CABANISS

J. S. BROWN

B. L. CABANISS

Cabaniss Furniture Co.

NEW AND USED FURNITURE

RADIOS AND ELECTRIC REFRIGERATORS

204-06 E. 6th

PHONE 6061

ESTABLISHED 1878

PHONE 5327

THE DAHLICH CO.

FURNITURE AND FLOOR COVERINGS

—: DRAPERIES AND INTERIOR DECORATIONS :—

Expert Staff of Interior Decorators to plan and execute the furnishing of any home. Upholstering department in charge of experts.

LAVACA AT FIFTEENTH

AUSTIN, TEXAS

NEW AND
USED
FURNITURE

EXPERT REPAIR-
ING AND
REFINISHING

212 EAST SIXTH ST.

∴ Furniture Sold on Easy Payments ∴

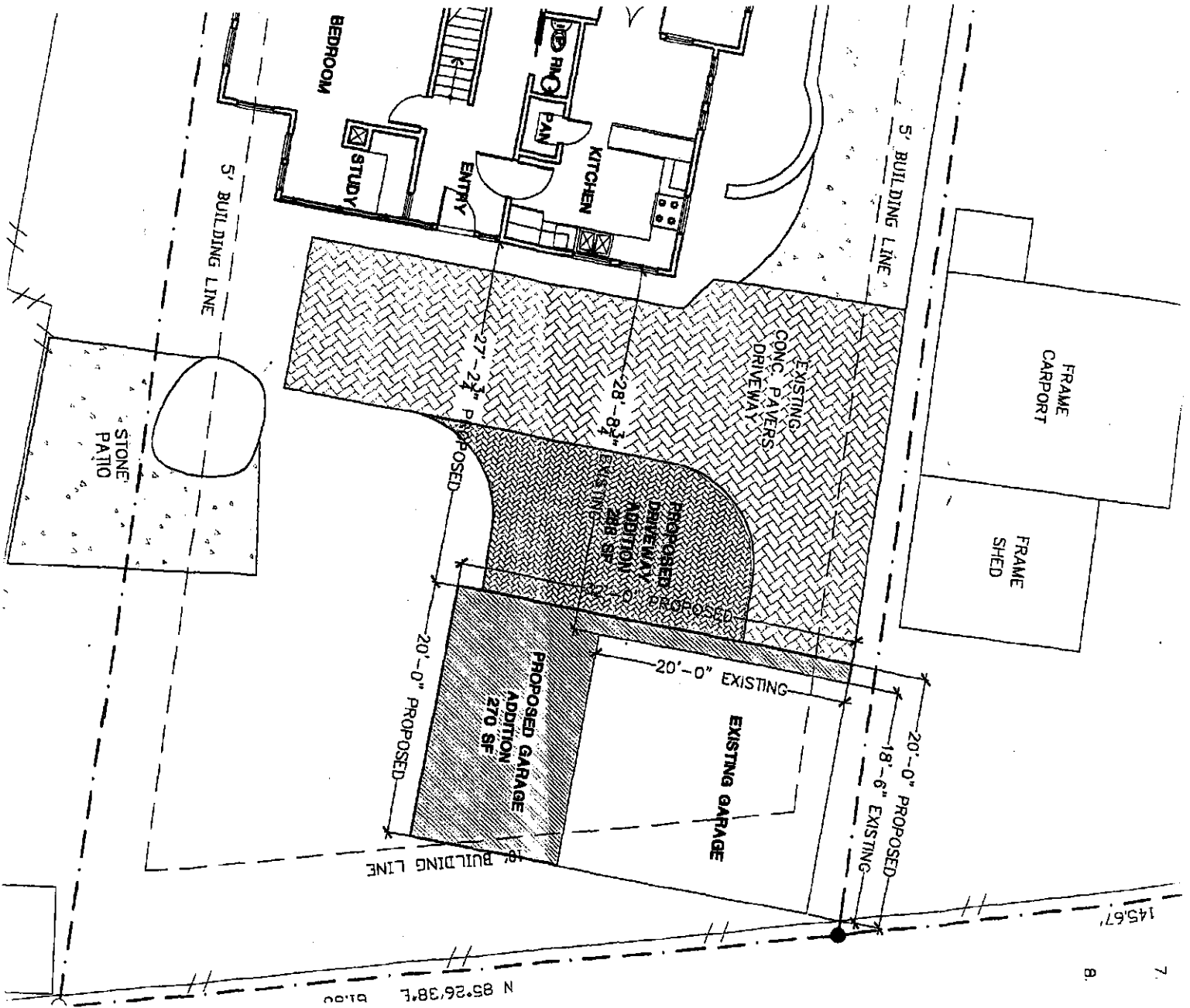
PHONE 6554

AUSTIN, TEXAS



Garage Addition

1999



ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY GENERALLY KNOWN AS THE BRUNSON HOUSE LOCATED AT
3 200 THE CIRCLE IN THE FAIRVIEW PARK NEIGHBORHOOD
4 CONSERVATION DISTRICT AREA FROM MULTIFAMILY RESIDENCE
5 MODERATE HIGH DENSITY-NEIGHBORHOOD CONSERVATION (MF-4-
6 NCCD) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE MODERATE
7 HIGH DENSITY-HISTORIC-NEIGHBORHOOD CONSERVATION (MF-4-H-
8 NCCD) COMBINING DISTRICT.

9
10 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

11
12 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
13 change the base district from multifamily residence moderate high density-neighborhood
14 conservation (MF-4-NCCD) combining district to multifamily residence moderate high
15 density-historic-neighborhood conservation (MF-4-H-NCCD) combining district on the
16 property described in Zoning Case No.C14H-03-0013, on file at the Neighborhood
17 Planning and Zoning Department, as follows:

18
19 Lots 4 and 5, Blocks 6 and 7, Benson Subdivision, a subdivision in the City of
20 Austin, Travis County, Texas, according to the map or plat of record in Plat Book
21 3, Page 53, of the Plat Records of Travis County, Texas,

22
23 generally known as the Brunson House, locally known as 200 The Circle, in the Fairview
24 Park neighborhood conservation district area, in the City of Austin, Travis County, Texas,
25 and generally identified in the map attached as Exhibit "A".

26
27 **PART 2.** The Property is subject to Ordinance No. 860807-H that established the
28 Fairview Park neighborhood conservation combining district.
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1
2 **PART 3.** This ordinance takes effect on _____, 2004.
3

4
5 **PASSED AND APPROVED**
6

7
8
9 _____, 2004

§
§
§

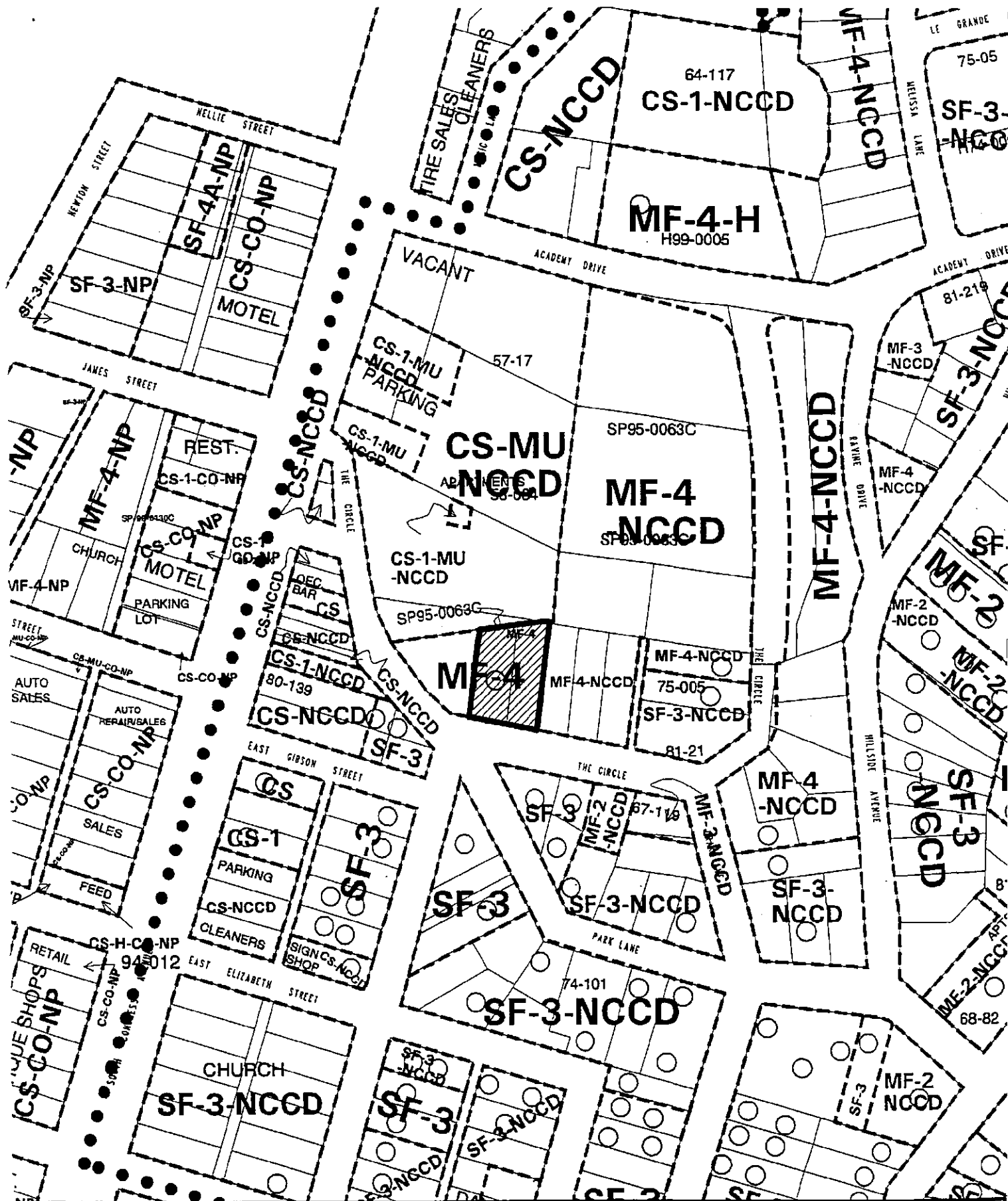
Will Wynn
Mayor

10
11
12
13
14 **APPROVED:** _____

David Allan Smith
City Attorney

ATTEST: _____

Shirley A. Brown
City Clerk



	<p>SUBJECT TRACT </p> <p>PENDING CASE </p> <p>ZONING BOUNDARY </p> <p>CASE MGR: S. SADOWSKI</p>	<p>HISTORIC ZONING EXHIBIT A</p> <p>CASE #: C14H-03-0013</p> <p>ADDRESS: 200 THE CIRCLE</p> <p>SUBJECT AREA (acres): N/A</p>	<p>DATE: 03-07</p> <p>INTLS: SM</p>	<p>CITY GRID REFERENCE NUMBER</p> <p>J20</p>
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