

**Zoning Ordinance Approval
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: 54
AGENDA DATE: Thu 03/24/2005
PAGE: 1 of 1**

SUBJECT: C14H-04-0027 - Brown-Ledel-Silverman House - Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code by zoning property locally known as 609 West Lynn Street from multifamily residence moderate high density-neighborhood plan (MF-4-NP) combining district zoning to multifamily residence moderate high density-historic-neighborhood plan (MF-4-H-NP) combining district zoning. Conditions met as follows: No conditions were imposed on first ordinance reading. First reading on March 3, 2005. Vote: 4-3, Mayor Wynn, Council Member Dunkerley and Thomas nay. Applicant: Historic Landmark Commission. City Staff: Steve Sadowsky, Historic Preservation Office, Neighborhood Planning and Zoning Department, 974-6454. Note: A valid petition has been filed by the property owner in opposition to this rezoning request.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-04-0027

H.L.C. DATE: November 15, 2004

P.C. DATE: January 11, 2005

January 25, 2005

AREA: 20,046 square feet

APPLICANT: Historic Landmark Commission

HISTORIC NAME: Brown-Ledel-Silverman House

WATERSHED: Town Lake

ADDRESS OF PROPOSED ZONING CHANGE: 609 West Lynn Street

ZONING FROM: MF-4-NP

ZONING TO: MF-4-H-NP

SUMMARY STAFF RECOMMENDATION: Staff recommends the proposed zoning change from multi-family residence, neighborhood plan (MF-4-NP) combining district to multi-family residence, neighborhood plan - Historic (MF-4-H-NP) combining district zoning under Historic Landmark Designation Criteria 1, 3, 6, 9, 11, and 12, but understands that there are serious concerns about the potential for preservation of the structure due to its advanced deterioration.

HISTORIC LANDMARK COMMISSION ACTION: Recommended the proposed zoning change from multi-family residence, neighborhood plan (MF-4-NP) combining district to multi-family residence, neighborhood plan - Historic (MF-4-H-NP) combining district zoning under Historic Landmark Designation Criteria 1, 3, 6, 9, 11, 12, and 13. Vote: 7-0 (Fowler absent).

PLANNING COMMISSION ACTION: January 11, 2005: Postponed case to January 25, 2005. January 25, 2005: Forwarded the case without a recommendation.

DEPARTMENT COMMENTS: The house is listed as a Priority 1 in the Comprehensive Cultural Resources Survey (1984). Evaluation of this house for historic landmark designation is proceeding under the old Historic Landmark Designation Criteria, which were in effect at the time the application was filed.

CITY COUNCIL DATE: January 27, 2005

ACTION: Postponed to February 10, 2005 at neighborhood's request.

February 10, 2005	Postponed to February 17, 2005 by Council.
February 17, 2005	Postponed to March 3, 2005 by Council.
March 3, 2005	Approved first reading of ordinance rezoning property from MF-4-NP to MF-4-H-NP. Vote: 4-3 (Wynn, Dunkerley and Thomas opposed).

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: Old West Austin Neighborhood Association

BASIS FOR RECOMMENDATION:

The ca. 1893 Brown-Ledel-Silverman House meets Historic Landmark Designation Criteria 1, 3, 6, 9, 11, 12, and 13:

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 house, a relatively ornate Queen Anne, represents the development of West Austin in the late 19th century as an upper middle class residential section. Timothy Brown, the first owner of the house, was a prominent Austin educator, and principal of the West Austin (Pease) School.

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

The ca. 1893 Brown-Ledel-Silverman House embodies the Queen Anne style, an opulent expression of upper class taste in the late 19th century. Queen Anne houses were very popular throughout the country from the 1880s through the 1910s. The hallmarks of the style, all found on the Brown-Ledel-Silverman House, are an asymmetrical composition, decorative wall surfaces, such as patterned shingles, elaborate fenestration, such as bay or stained glass windows, a steeply-pitched roof, and a dominant front-facing gable.

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

The house is associated with Mary R. Brown, the founder of Kirby Hall, a designated city historic landmark. The house is across West Lynn Street from the landmarked Sheeks-Robertson House, and has been identified as historic in the Old West Austin Cultural Resources Survey for the neighborhood plan (2000).

9. Exemplification of the cultural, economic, social, ethnic or historical heritage of the city, state, or the United States.

The house was built for a prominent Austin educator, and later was the home of Sol Silverman, a Jewish tailor.

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

The house is significantly associated with **Timothy A. Brown** (1856-1948), the principal of the West Austin (Pease) School. Born near Marion, Virginia, Brown moved to Texas in 1882, teaching school in Mineral Wells and Round Rock before moving to Austin in 1892 to become principal of the West Austin (Pease) School, a position he held for 41 years. A noted local ornithologist, Brown encouraged his students to study nature as part of their education. His wife, **Mary R. Brown** (1861-1954), is known as the "Mother of Kirby Hall," the UT dormitory for Methodist girls, opened in 1924 after Mrs. Brown raised the money for its construction. The Browns lived here from the time of the house was built in 1893 until 1916. Later occupants include Theodor Ledel, who operated a millinery and clothing store on Congress Avenue, and Sol Silverman, a tailor with a shop in the landmarked Bosche Building on Congress.

12. A building or structure that because of its location has become of value to a neighborhood, community area, or the city. The house is located on a prominent site on the West Lynn Street hill north of Sixth Street, and a focal point of the Old West Austin neighborhood.

13. Value as an aspect of community sentiment or public pride (added by the Historic Landmark Commission).

The Old West Austin Neighborhood Association circulated a petition to save this house in 2003, and attended the Historic Landmark Commission meeting in November, 2004 in support of preservation.

PARCEL NO.: 01080303010000 **DEED RECORD:** Vol. 8795, P. 618

LEGAL DESCRIPTION: 104 x 200 feet out of Outlot 3, Division Z

ANNUAL TAX ABATEMENT: \$2,004 (non-owner-occupied rate). City tax abatement: \$525

APPRAISED VALUE: \$287,278

PRESENT USE: Residence

CONSTRUCTION/DESCRIPTION: Two-story irregular-plan cross-gabled Queen Anne-styled wood-frame house with 2:2 fenestration, decorative shingling in the tympanum of the front gable, and a one-story boxed gabled independent porch with a scrollwork frieze.

CONDITION: Poor. The owner has submitted a structural engineer's report.

PRESENT OWNER

William Dolph Dildy
P.O. Box 1834
Winnie, Texas 77665

DATE BUILT: ca. 1893

ALTERATIONS/ADDITIONS: The porch has been modified with the removal of a support post; several historic and non-historic additions to rear.

ORIGINAL OWNER(S): Timothy A. Brown (1893)

OTHER HISTORICAL DESIGNATIONS:

NATIONAL REGISTER: No

RECORDED TEXAS LANDMARK: No

NATIONAL LANDMARK: No

LOCAL SURVEYS: Yes. The house is listed as a top priority for preservation in the Comprehensive Cultural Resources Survey.



609 WESTLYNN CHURCH

OCCUPANCY HISTORY
 609 WEST LYNN STREET
 From City Directories
 Compiled by the City Historic Preservation Office
 October, 2003

1963	Vacant	
	Rear	Tim Brown, student
	609 ‡	Harold G. Ehrlich, construction worker, Steussy Construction Co.
1960	Mrs. Alma Potts, widow John J. Potts	
	Rear	Jerrell Archie, director of printer operations, Mason Reproduction Company
	609 ‡	Tommie L. Cook, maintenance man, Texas State School
1957	Mrs. Alma Potts, widow John J. Potts	
	609a	Baxter Ware, no occupation listed
	609 ‡	Mrs. Florence Alderman, floor manager, Tarry Town Cafeteria.
1954	John J. and Alma Potts, laborer, State Highway Department	
	609a	Herman H. and Anna Lockhart, mechanic, Dement and Petmecky Brake Service.
	609 ‡	Mrs. Mary Hooper, telephone operator, Terrace Motor Hotel.
1949	Mrs. Cecile M. Silverman (owner), widow Sol Silverman	
	rear	John J. and Beatrice (?) Potts, watchman, Littlefield Building
	609 ‡	Leroy and Lou Mundt, inspector.
1947	Mrs. Cecile M. Silverman (owner), widow Sol Silverman	
	rear	John J. Potts, no occupation listed
	609 ‡	Leroy Mundt, no occupation listed
1944-45	Mrs. Cecile M. Silverman (owner), widow Sol Silverman	
	rear	Mrs. L.L. Rupert, no occupation listed
	609 ‡	Robert Duhl, U.S. Army

1940	Mrs. Cecile M. Silverman (owner), widow Sol Silverman rear Lester L. and Adeline Rupert, clerk, Paradise Liquor Store 609 ½ Leroy and Mary Lou Mundt, no occupation listed
1937	Mrs. Cecile M. Silverman (owner), widow Sol Silverman No other addresses given
1935	Mrs. Cecile M. Silverman (owner), widow Sol Silverman
1932-33	Sol and Cecile Silverman (owner), no occupation listed
1929	Sol and Cecile Silverman (owner), tailor.
1927	Sol and Cecile Silverman (owner), tailor
1924	Sol and Cecile Silverman (owner), tailor at 1-3 Bosche Building, 804 Congress Avenue.
1920	Sol and Cecile Silverman (owner), tailor at 1-3 Bosche Building, 804 Congress Avenue.
1918	Vacant Sol Silverman resides at 701 Highland Avenue
1916	Theodor Ledel, mens' furnishings, 219 Congress Avenue
1914	Theodor Ledel, clothing, millinery, shoes, mens' furnishings, ladies' ready-to-wear, 311 East Sixth Street.
1912-13	Theodor Ledel, clothing, millinery, shoes, mens' furnishings, ladies' ready-to-wear, 503 Congress Avenue
1910-11	Theodor Ledel, clothing, millinery, shoes, mens' furnishings, ladies' ready-to-wear, 503 Congress Avenue.
1909-10	Timothy A. Brown, principal, Pease School.
1903-04	Timothy A. Brown, principal, Pease School.
1900-01	Timothy A. Brown, principal, Pease School.

- 1898-99 Timothy A. Brown, principal, West Austin School.
- 1897-98 Timothy A. Brown, principal, West Austin School.
- 1895-96 Timothy A. Brown, principal, West Austin Public School.
Note: Address is given as the east side of the first street
west of Blanco Street, $\frac{1}{4}$ block north of Sixth.
- 1893-94 Timothy A. Brown, principal, West Austin Public School.
- 1891-92 Neither Brown nor the address is listed.

CITY OF AUSTIN HISTORIC RESOURCE SURVEY

TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev. 8-82)

1. County Travis TRA
AU
City/Rural Austin
2. Name _____
Address 609 West Lynn
3. Owner _____
Address _____
4. Block/Lot _____
10. Description 2 1/2 story frame residence
5. USGS Quad No. 3097-231 Site No. H-23-173
UTM Sector _____
6. Date: Factual _____ Est. 1890
7. Architect/Builder _____ Contractor _____
8. Style/Type _____
9. Original Use _____
Present Use _____
11. Present Condition _____
12. Significance _____
13. Relation to Site: Moved Date _____ or Original Site (describe) _____

14. Bibliography _____

15. Informant _____
16. Recorder HMM Date Jan-Mar 84

DESIGNATIONS

TNRIS No. _____ Old THC Code _____

☐ RTHL ☐ HABS (no.) TEX _____

NR: ☐ Individual ☐ Historic District

☐ Thematic ☐ Multiple-Resource

NR File Name _____

Other _____

Tax Parcel # _____

Original Owner _____

PHYSICAL CONDITION:

	Good	Fair	Poor
Structure	_____	_____	_____
Grounds	_____	_____	_____
Neighborhood	_____	_____	_____

PRESERVATION INDEX:

_____ City Zoning

1 Priority Research

COMMENTS:

PHOTO DATA

B&W 4x5s _____ Slides _____
35mm Negs. _____

YEAR	DRWR	ROLL	FRME		ROLL	FRME
		20	30A	to	20	31A
				to		
				to		

ARCHITECTURAL SIGNIFICANCE:

Outstanding _____ Excellent _____

Significant _____ Contributory _____

(Photo)

**609 West Lynn Street
Austin,
Texas**

**Historical Research prepared for the October 27, 2003 Historical Landmark Commission
Public Hearing on Historic Demolition Permit**

File Number: HDP-03-0152

**Prepared by Paige Frederick-Pape
for OWANA
Resident: 1202 Shelley Ave
October 27, 2003**

Historical Narrative

Historical research for: 609 West Lynn Street, Austin, Texas

The most notable and historically significant resident of 609 West Lynn Street was Timothy Alvin Brown. From 1897-1916 Mr. Timothy A. Brown and his wife Mary Robertson Brown resided at 609 West Lynn Street.

Timothy Brown was born in 1856 near the town of Marion, Virginia. He received his early education at Marion High School and graduated in 1882 from Hiwassee College, Madisonville, Tennessee. In 1882 Brown traveled to Texas and was a school teacher in the following towns: Edom, McKinney, Weatherford, Minerals Wells, Cisco, Round Rock and Leander. He had a life membership in the Texas State Teachers Association.

(Letter prepared by: Miss Lillian Wester, AF-Biography-B, Austin History Center)

In 1885 he married a young lady also from Tennessee, Mary Rebecca Robertson. They were married in Leander and resided in Austin since 1892.

In the fall of 1892 Brown was hired from Round Rock to become principal of West Austin Public School (Pease School). As principal for 41 years, Mr. Brown made significant contributions to the community. Mr. Brown taught three generations of Austin youth. He was at Pease School for such a great length of time that he tended to the grandchildren of his first pupils.

He was known for his caring and concerned approach-keeping a watch over recess, walking children across the busy Rio Grande Street in the afternoon when school was dismissed. He followed his students and stayed involved in their lives as they became successful adult professionals contributing to community.

"He had an intimate knowledge of and a personal interest in every child. Such interest did not cease when the child left the school. He followed with interest the careers of his boys and girls as they became useful men and women of the community and he now looks with pleasure upon hundreds of prominent leaders in the city, state, and nation as former pupils of Pease School."

(From a clipping loaned by Eugenia Pillow: "Brown Praised For His Service" as drafted by a committee of Austin teachers headed by W. I. Darnell at Mr. Brown's retirement, AF Biography file, Austin History Center)

At his retirement from Pease School in 1933, his colleagues remarked of his character:

"His colleagues as principals will remember him for his courage in defending the principles in which he believes. He was never swayed by the passing opinions of others. Though careful of treading upon untried ground he was always interested in keeping abreast of the education advances that were being made.

He will be remembered also for his courteous regard for his associates in the principal hip, his loyalty to the administration, and for the consideration which he always showed his teachers"

(From a clipping loaned by Eugenia Pillow: "Brown Praised For His Service" as drafted by a committee of Austin teachers headed by W. I. Darnell at Mr. Brown's retirement, AF-Biography file, Austin History Center)

After 19 years of residence at the 609 West Lynn Street house, in 1916 the Browns moved to a home at 903 West 23rd Street in Austin.

Timothy A. Brown passed away on September 12, 1948 aged 92 years. He was survived by his wife, Mrs. Mary R. and their son, Dr. William Roberston Brown. Pallbearers at the funeral were the Superintended of Schools and other school principals. He is buried at Oakwood Cemetery.

He is honored at the entrance to Pease School by a marker in memory of his many years of service. (see attached photograph)

Mrs. Mary R. Brown contributed significantly to the community through her involvement with University Methodist Church and the formation of Kirby Hall. She is known as the "Mother of Kirby Hall", a dormitory opened in 1924 and designed for Methodist girls attending the University of Texas. For over 20 years Mrs. Brown was Chairman of the Building Committee and petitioned statewide for funds to build the dormitory. As founder of Kirby Hall she has impacted thousand of young women's lives.

"She was an active church officer, holding numerous church positions in the missionary societies and teaching women's Sunday School classes for 25 years. She was made a life member in 1936" (Letter prepared by: Miss Lillian Wester, AF-Biography-B, Austin History Center)

Mrs. Brown passed away at the age of 93 in July 1954.



T. A. Brown

BROWN, Timothy Alvin
BROWN, Mary Rebecca (Robertson)
no-da-b

A QUIET CELEBRATION

'Guardian Angel of Kirby Hall' Observes 90th Birthday

BY JOHNNIE CRENSHAW
A gentle-faced lady, known throughout the state as the guardian angel of Kirby Hall at the University of Texas, is observing her 90th birthday Tuesday.

Any celebration of the occasion will of necessity be very quiet, for Mrs. T. A. Brown has been an invalid nearly two years. She is fragile and delicate in appearance, somehow like an exquisite piece of Dresden china.

But even though she is physically inactive, Mrs. Brown still is mentally alert, interested in news of the many projects which formerly occupied her time. From her bed on the sun porch of her home, 908 West 23rd, she has an excellent view of her flower garden, a hobby in which she took much pride in other years.

In a long career of church work, Mrs. Brown's outstanding accomplishment was the founding of Kirby Hall. More than 2,500 girls who have stayed at the dormitory since its opening in 1924 can thank Mrs. Brown for her work in selling the idea of the hall to the Methodist women of Texas.

THE DORMITORY WAS named for Helen Marr Kirby, first dean of women at the University. Funds for the building were raised by Mrs. Brown, who at that time was president of the women's division of the local Methodist conference. Mrs. Brown obtained part of the money from the Methodist board of home and foreign missions at Nashville, Tenn., and the remainder from contributors throughout Texas. She traveled to all parts of the state during the campaign, giving personal

appeals at each of the five Methodist conferences in the state.

After heading committees both for the fund-raising and construction of the building, Mrs. Brown also served more than 20 years as president of the local policy-forming board for the hall.

In addition to her missionary work for this church, Mrs. Brown was teacher many years of a Bible class at University Methodist Church. She also held various

offices in local chapters of the Daughters of the American Revolution, the United Daughters of the Confederacy and the Daughters of 1812.

Because of her husband's failing health, she was forced to give up much of her outside activity in 1940. Mr. Brown, who died in 1948, was principal of Pease School 41 years, from 1892 to 1933.

Born in Rhine County, east Tennessee, Mrs. Brown was valedictorian of her graduating class at Vie-

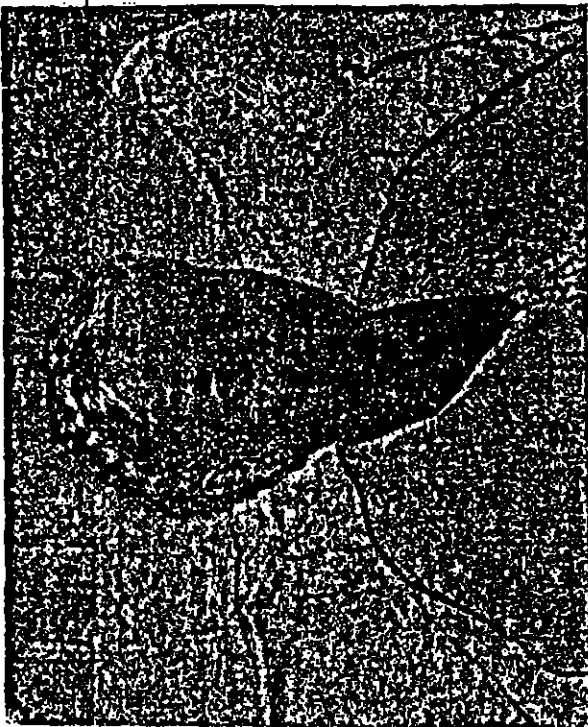
toria College, a young ladies finishing school similar to many others in the South of that area. It was while she was attending school that she met her future husband, who at that time was a student at Elwalsie College in nearby Madisonville, Tenn.

MRS. BROWN, THE former Mary Rebecca Robertson, came to Texas with the rest of her family in 1884. Four of her brothers became distinguished Texas lawyers. One sister, Mrs. Dan Moody of Taylor, was the mother of a former Texas governor. Another sister, Mrs. Margaret Robertson Wester, was the mother of Miss Lillian Wester of Austin, for many years on the Romance language faculty at the University.

The Browns were married in 1885, and lived several years in Round Rock, where he was a teacher. They and their only child came to Austin in 1892, when he became Pease principal.

Their son, Dr. William R. Brown, now is head of the English Department at Western Michigan College in Kalamazoo. He and his wife now are in Austin on vacation, and will be here for his mother's birthday.

Mrs. Brown, always considered the frail member of her family, believes it is somewhat ironic that she managed to outlive her stronger brothers and sisters. Her blue eyes became misted with thoughts of other years as she says softly, "I was the youngest of my mother's eight children—and was always believed the weakest. Now I am 90, and the only one still alive...."



MRS. T. A. BROWN
—Douglas Photos—

Donor: Mrs. George Endress

**STRUCTURES**

JERRY GARCIA, P.E.
DANTE ANGELINI, P.E.

October 16, 2004

Mr. Steve Sadowsky
City of Austin
P.O. Box 1088
Austin, Texas 78767

RE: 609 W. Lynn - Structural Evaluation

Dear Mr. Sadowsky:

At the request of Ms. Sarah Crocker, on September 15th, I visited the above mentioned residence to observe and to provide a structural assessment of the existing structure. The residence can be described as a two level conventionally framed structure built in the late 1800's.

This observation is not a full code or compliance inspection. This office has performed a visual, practical and non-destructive observation of the properties present condition and provides in this report a list of observed items. Any area that was not readily accessible or visible is not included in this report. This office representative is not required to move such items as, but not limited to, panels, furniture, carpeting, siding, personal belongings, etc. in order to perform this observation.

NOTE: THIS OBSERVATION DOES NOT COVER ITEMS OR CONDITIONS THAT MAY BE DISCOVERED ONLY BY INVASIVE METHODS. IT IS NOT INTENDED TO BE TECHNICALLY EXHAUSTIVE, NOR IS IT INTENDED TO REVEAL ALL EXISTING OR POTENTIAL DEFECTS. NO REMOVAL OF MATERIALS OR DISMANTLING OF SYSTEMS WAS PERFORMED UNDER THIS OBSERVATION.

The following serves to describe notable items that may or may not be a result of structural performance. Items will be described and commented upon. For

1018 W. 11TH STREET
S U I T E 1 0 0
AUSTIN, TEXAS 78703
TEL: 512-499-0919
FAX: 512-320-8621

purposes of description, the left side of the building when faced from the West Lynn Avenue is considered the north side of the residence.

UPPER LEVEL

1. An observation of the upper level revealed the structure to be experiencing differential vertical movement throughout. With exception of the noted floor deflection, the upper level was structurally unremarkable.
2. A natural gas leak was evident at the time of my observation.
3. The stair access to the second level was unstable and did not meet current code criteria.

LOWER LEVEL

1. The first level was also noted to be undergoing dramatic foundation movement. Floor elevations throughout the residence were varied.
2. The modified screened in porch at the south side of the residence has experienced dramatic deterioration over the years. The decking has deteriorated to a degree of dramatic loss in structural integrity. It appears that extensive deterioration has occurred to the supporting foundation assembly below.
3. The bathroom enclosure at the rear of the structure has deteriorated in a similar fashion.

An observation of the exterior and under carriage of the house was the most telling. The exterior wall framing at the north side of the residence has experienced dramatic deterioration as a result of poor site and roof drainage coupled with a lack of general maintenance. Similarly, the north east corner of the residence has undergone a similar deterioration. The south side of the residence, as a result of foundation deterioration and neglect has begun to pull away from the main frame as well as experience dramatic settlement.

An observation of the underside of the residence has revealed that the foundation has undergone a series of "repairs" to offset the settlement that the residence has experienced over the years. Original brick piers have been rendered useless a result of excessive listing. New supports are random and

considered inadequate by current standards. A number of props were installed as piers that are not considered of adequate capacity. Additionally, excessive moisture was encountered beneath the residence indicating that further compromise of the foundation is underway.

It is the opinion of this office that the residence is structurally unfit for occupancy. Considering the extensive degree of repairs required, we feel that the cost of repairs would be unreasonable to satisfy the required structural standards of the building. Although not under the scope of this evaluation, it is recommended that a plumbing evaluation as well as a mold inspection be provided to further assess the level of deterioration of the structure.

The inspection consisted of a visual observation only. Neither the inspection nor this report is intended to cover mechanical, electrical or architectural features. Furthermore, the owner agrees to limit Jerry Garcia, P.E.'s (Design Professional) liability to the owner due to the opinion such that the total aggregate liability of each Design Professional's liability to all those named shall not exceed the Design Professional's total fee for services rendered on this project.

Please notify this office by registered letter within two weeks of this date stating objections to or questions regarding the information contained in this letter. If none are received, it is concluded that no exceptions are taken regarding the professional opinion rendered or this liability limitation statement.

If you have any questions, please feel free to contact this office at 499-0919.

Sincerely,


Jerry Garcia P.E.
License #67435





JASTER-QUINTANILLA & ASSOCIATES, INC.
CONSULTING ENGINEERS
1608 WEST SIXTH STREET SUITE 100 AUSTIN, TX 78703
P 512.474.9094 www.jaster-quintanilla.com F 512.474.9179

January 19, 2005

Mr. Steve Colburn
Old West Austin Neighborhood Association
P.O. Box
Austin, Texas 78703

Re: Structural Observation
609 West 6th Street
Austin, Texas

Dear Steve:

Pursuant to your request, I visited the residence at 609 West 6th Street to observe the condition of the structure and foundation and to evaluate the cost of leveling the foundation, and stabilizing and repairing the wood structure to a serviceable level of performance. My observations and conclusions follow.

General

The residence consists of a two story conventionally wood framed structure enclosing approximately 1,800 square feet on the ground level and 1,100 square feet on the second level. The roof has a relatively steep pitch with numerous dormers, valleys and hips and is covered with a metal roof membrane. The first floor is framed over a crawlspace and is supported on brick piers founded at a relatively shallow depth. The site slopes down from the north to the south approximately 18" to 2'-0" with the grade on the north side of the house very close to the finished first floor elevation. The exterior of the residence is clad in wood siding with the use of some shingles in the upper gable areas. (Photos P1 and P2.)

Observations

On the north side of the residence, I noted that the sill beam at the perimeter of the foundation was seriously deteriorated and while I could not visibly verify that this deterioration has extended up into the bottom of the stud framing for the walls, it is very likely that a number of the studs have been damaged near the bottom of the wall. This deterioration is a result of the high grade against the base of the wall framing that provides a constant source of moisture and a favorable environment for termite activity. These conditions normally require regular maintenance to ensure that storm drainage is maintained in a diverted manner around the structure and that debris does not build up against the base of the wall. (Photos P3 and P4.)

Along the rear of the residence is a more recently constructed one story addition that is likely not part of the original residence. This addition is pulling away from the remainder of the residence. Along the base of the rear wall, the exterior siding was again noted to be significantly deteriorated as a result of the close proximity of the grade to the floor. There is likely to be significant damage to the base of the wood studs as evidenced by the lean of this addition away from the original house. (Photos P5 and P6.)

The south face and downhill side of the residence has experienced a significant amount of settlement resulting from the gradual erosion of the supporting soils below the footings over the years. One room that now serves as a bath was originally constructed as a porch with a minimal amount of slope on the floor. The south edge of this bath has settled dramatically to the point where the function of the plumbing is highly suspect. The south wall of the residence, as a result of the settlement, appears to be bowing as a result of it's

lack of plumbness. This wall would require some stabilizing measures prior to leveling the foundation. (Photos P9 and P10.)

Observation of the crawlspace indicates that several minimal measures have been taken to essentially temporarily shore up areas of the floor that are experiencing the most severe deflection. These measures typically are in the form of slender wood props that have little to no lateral stability. There is indication of more substantial repairs in the form of concrete masonry unit piers at the southeast corner of the residence. The floor joists and sill beams that are located away from the north and east edge of the residence appear to be in reasonably sound condition, though they are severely distorted in their current position and there would likely be a relatively high replacement rate of these members when leveling operations are undertaken. (Photos P7 and P8.)

Many of the brick piers that are part of the original construction were noted to be significantly out of plumb. Several were no longer in contact with the floor framing and thus rendered useless. It would be a reasonable assumption that a leveling operation for this residence would require that all piers be replaced with new piers founded a minimum of 2'-0" below the crawlspace grade.

Observation of the interior of the residence yielded no unexpected results. There were very few to no wall finishes that are sensitive to foundation movements such as gypsum wall board. Many of the walls were stripped down to the one-by sheathing or were clad with siding or paneling. Floors on both the first and second floor were noted to have significant slope in the areas where settlement had been observed on the exterior of the residence.

Conclusions

The structural soundness of this residence, while an essential component of providing a residence that is fit for occupancy, may not be the most significant cost in the overall picture of restoring this property. Other factors that should be evaluated but are not in our realm of expertise include:

1. The plumbing that in some cases was noted to be suspect and will most certainly be affected by the large movements of the structure in any leveling operation.
2. Site drainage.
3. Roof Covering.
4. Restoration of building envelope - exterior wall damp proofing and finishes.

Given the aforementioned conditions, a large portion of the structure for the residence remains salvageable and repairable, but there is substantial amount of structural repair required to achieve this.

Current Structural Integrity

The current structural condition of the residence is a concern and, while it may not be in a necessarily dangerous state at this time given that the second level is not occupied, some essential repairs must be undertaken in the very near future to ensure that it remains safe to inhabit. My primary concern is the bowing of the south wall in response to the severe settlement of this side of the residence. If the house is to remain occupied and no major repairs are to be undertaken, I would recommend that a whaler be erected on the south wall and near the second floor and secured to the remainder of the residence with tensioned cables that extend through the house to the north wall. This is a temporary measure that would likely be necessary if a leveling operation was undertaken.

February 10, 2005

Brown-Ledel-Silverman House located at 609 West Lynn Street

Honorable Mayor Will Wynn and Members of the Austin City Council
Austin City Council
301 West 2nd Street
Austin, Texas 78701

Dear Honorable Mayor Will Wynn and Members of the Austin City Council,

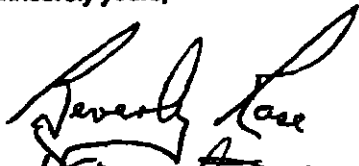
Please accept this letter as my written opposition to the request for demolition of and my support for the historic designation of the Brown-Ledel-Silverman house located at 609 West Lynn Street.

From 1897 to 1916, Timothy A. Brown and his wife, Mary R. Brown, owned this house. T.A. Brown was a seminal figure in Austin public education acting as the principal of West Austin Public School (now Pease Elementary) for 41 years from 1892 to 1933. Mary Brown, or Mrs. T.A. Brown as most knew her, was an extremely active member of the United Methodist Church and is considered to be the "mother" of Kirby Hall Dormitory (now Kirby Hall School).

As a professional teacher I recognize the importance of teaching history in order to provide children with a well-balanced education. Appreciating and learning the lessons of history, however, is more than reading words or looking at photographs in a textbook. It also involves being able to visit and touch historic places to get a feel for what life at that time must have been like and to get a sense of the people and events that touched that place. Every day more and more of these places are being lost and with them a part of our city's history. Progress and growth do not always mean having to tear down the old and replace it with the new.

Austin's history can only be preserved one structure at a time. Let's start by granting a historic designation for the Brown-Ledel-Silverman home.

Sincerely yours,


Beverly Lane
Director
Kirby Hall School

February 10, 2005

Brown-Ladel-Silverman House located at 609 West Lynn Street

Honorable Mayor Will Wynn and Members of the Austin City Council
Austin City Council
301 West 2nd Street
Austin, Texas 78701

Dear Honorable Mayor Will Wynn and Members of the Austin City Council,

Please accept this letter as my written support for the historic designation of the Brown-Ladel-Silverman house located at 609 West Lynn Street.

From 1897 to 1916, Timothy A. Brown and his wife, Mary R. Brown, owned this house. T.A. Brown was a seminal figure in Austin public education acting as the principal of West Austin Public School (now Pease Elementary) for 41 years from 1892 to 1933. Mary Brown, or Mrs. T.A. Brown as most knew her, was an extremely active member of the United Methodist Church and is considered to be the "mother" of Kirby Hall Dormitory (now Kirby Hall School).

As an educator directly impacted by the legacy of the Brown's contributions I would like to see their first and only remaining homestead saved.

Sincerely yours,

Veronica Sharp, Principal T.A. Brown Elementary

copy
February 16, 2005

Re: 609 West Lynn - Zoning Case Z-5 C14H-04-0027

Honorable Mayor Wynn and Members of the Austin City Council:

It has come to my attention that at the City Council meeting on Thursday, February 10, 2005, parties speaking in opposition to the historical zoning case referenced above raised a number of points relating to my non-attendance at the meeting and/or the lack of progress on historical zoning for the property next door, 611 West Lynn.

I am motivated to write this letter so that my thoughts and feelings on these matters will be heard. Specifically, I would like to set the record straight on the following issues:

- Mr. Goodwin in his statements suggested that, "there is a reason why the owner of 611 West Lynn was not at the meeting...." Without going into specifics about the reason, his statement seemed to suggest that I was either opposed to the historic zoning or ambivalent about it. In fact, I was in attendance at the council meeting and had volunteered to donate my time to Paige Frederick-Pape who was speaking in favor of historic zoning. When the Council elected to hear zoning case 26 ahead of 25, effectively pushing back the start time to after 6:00pm, I reluctantly had to leave City Hall to take care of other responsibilities and obligations. Just so everyone is clear on the matter, I support historic zoning of 609 West Lynn.
- Mr. Goodwin and Ms. Crocker repeatedly mentioned that while a historic zoning case had been initiated on the property at 611 West Lynn, no effort had been made by myself, the city or the neighborhood to pursue the case. The dropping of the demolition permit request eliminated any responsibility the city or the neighborhood had in pursuing a historic designation. That left pursuit of historic zoning for 611 entirely in my family's hands. We still plan to reinstate that effort. We could not do so until just recently as question about legal ownership and control had to be resolved. We also had the misfortune of experiencing a series of family illnesses that diverted a great deal of our time and attention. Suffice it to say, we are committed to pursuing historic zoning for our family home at 611 West Lynn.

I hope this letter clears up any questions or concerns you may have had. Thank you for taking the time to read this letter.

Sincerely yours,


Kathleen Labay

Old West Austin Neighborhood Association
OWANA
P. O. Box 2724
Austin, TX 78768-2724

Feb. 16, 2005

Mayor Wynn and City Council Members

Re: C14H-04-0027 -- Historic Zoning for Brown-Ledel-Silverman House (Item 46)

Dear Mayor Wynn and Council members:

On Thursday, Feb. 17, City Council will consider first reading of Historic Zoning for 609 West Lynn St. following last week's public hearing. Since then OWANA has taken to heart Council's request for us to pursue other funding avenues to rehabilitate this historic property and restore it to its former grandeur. While we have been unable to discover any independent funding sources, we HAVE found at least two individuals who are interesting in purchasing this property to save it and restore it.

Over the last week Steve Sadowsky and OWANA have been attempting to determine the real world costs for such work. For example, we have contacted Joe Pinelli, a high end residential contractor of note and the current president of the Heritage Society. Joe concludes that the cost of rehabilitating and/or restoring this property would certainly be justified under current market conditions in our neighborhood and is significantly less than the costs presented by the owner. If given a little more time, he will look at the property and give his estimate to rehabilitate and restore the property.

So it looks possible to save this wonderful house for which there is almost unanimous support for Historic preservation. To do so, however, will take a little more time to further refine these costs with which to inform the parties interested in buying it. Consequently, we request that you vote for Historic Zoning on 1st reading tomorrow, with 2nd and 3rd readings to be scheduled for other times.

This is a significant historic property. With hard work (which our neighborhood has been and is more than willing to provide) and your cooperation, we CAN find a way to save it. Please keep this opportunity alive by passing first reading tomorrow.

Sincerely,
Steve Colburn
Chair
OWANA Zoning and Land Use Committee
Cel: 844-1483

Cc: Steve Sadowsky

Sadowsky, Steve

From: Steve Colburn [stevec@texeleco.com]
Sent: Wednesday, February 16, 2005 4:55 PM
To: Wynn, Will; Goodman, Jackie; Alvarez, Raul; Dunkerley, Betty; McCracken, Brewster; Slusher, Daryl; Thomas, Danny
Cc: Kinchion, Janice; Rusthoven, Jerry; Briseno, Veronica; Aguilera, Gloria; Bailey, Rich; Bul, Tina; Frazier, Sandra; Steve Colburn (E-mail); Sadowsky, Steve
Subject: Re 609 West Lynn for tomorrow's city council meeting from OWANA

Old West Austin Neighborhood Association
OWANA
P. O. Box 2724
Austin, TX 78768-2724

Feb. 16, 2005

Mayor Wynn and City Council Members

Re: C14H-04-0027 – Historic Zoning for Brown-Ledel-Silverman House (Item 46)

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Sincerely,
Steve Colburn
Chair

2/17/2005

OWANA Zoning and Land Use Committee
Cel: 844-1483

Cc: Steve Sadowsky

2/17/2005

Sadowsky, Steve

From: Steve Colburn [stevec@taxeleco.com]
Sent: Thursday, February 17, 2005 11:06 AM
To: Sadowsky, Steve
Subject: Important Info re 609 West Lynn for today's City council meeting
Importance: High

Steve,

Concerning this afternoon's City council meeting re Historic Zoning for 609 West Lynn.

1. I forwarded to you yesterday afternoon an email I sent to Council members and staff, requesting they pass 1st Reading to give us time for other breaking developments to mature.

A. Possible buyers willing to restore the house have surfaced. With the publicity, more may come forward. Laura's attached email titled "FW Tere's Thought on LHD: West Lynn House" includes another email from an individual with a serious interest in purchasing 609 West Lynn. We have another such serious inquiry, the maker of which we hope will be contacting you before the meeting.

B. Joe Pinelli has offered to give a quote to rehab & restore the property if he is granted access. This would be extremely important for individuals interested in buying it for these \$ numbers to be even further refined and accurate.

2. Re Council's request that OWANA provide them with importance of 609 West Lynn to Historic District. The same attached email (as above from Laura Morrison) titled "FW Tere's Thought on LHD: West Lynn House." details the answer from Tere O'Connell, who has guided our National Historic District Application. She notes that while the demolition of 609 would not affect the National District application, it could very well negatively affect a local district application, particularly since West Lynn itself is right on the 50% cusp of contributing structures.

3. Hunter Goodwin has made a number of representations to OWANA, City Staff, Historic Landmark Commission, Planning Commission, City Council, & The American Statesman which appear to be untrue; these should undermine his credibility:

A. He has stated that he bought the property (2 months ago according to this morning's American Statesman article) for his own use to move into himself, and that he would not sell it to a developer. We have copies of the Warranty Deed and Deed of Trust (Public Info) that shows the property deal was closed on Jan. 19th (well after the current Historic Zoning process was initiated). The owner is Big Dog Development Ltd, a Texas Limited Partnership of which the General Partner is Duval Properties. Hunter Goodwin is the General Partner of Duval Properties. The limited partners, of course, are not a matter for public record. Also see # 4 for the relationship between David LeBoeuf and Big Dog Development.

B. He claims the neighborhood has refused to meet with him. In my capacity of OWANA Zoning Chair, I have met with his representative Sarah Crocker in her office specifically about 609 West Lynn. We have made every effort for our dealings with him and his representatives to be cordial and respectful.

C. He claims neighbors on the property illegally caused him to report the trespassing to APD. According to APD Hunter Goodwin did not place the call, it was a Danny Dishman of Travis Homes who represented himself as the owner. Attached is an email from Linda McNeillage titled "Fwd: thank you for returning my call" with emails to & from Lt. Manno from APD where he does not understand Hunter Goodwin as the owner. According to APD no charges were filed.

4. David LeBoeuf has represented himself and Travis Homes of which he is president as disinterested parties in their estimates to restore and rehab 609. Based upon public records, David LeBoeuf is the Registered Agent for Big Dog Development, the owner of the property. Thus it appears that Mr. LeBoeuf has an interest in the outcome. This could account for his numbers to be so inflated and should preclude using his information which

might affect council's decision on historic zoning for this property.

5. Attorney's for the owner have sent a threatening letter to the structural engineer, John Raff, whom we hired to estimate costs to rehab the house. This seems to be an underhanded effort to influence the outcome.

BTW, my sense is that neighbors (of which I am one at 615 West Lynn) are willing to entertain a variety of solutions to save this house: subdividing, building revenue producing building in back, conversion to light office, saving just the facade, etc.

Our strategy is to get Council to pass 1st Reading. We will be there with John Raff our engineer. I understand the public hearing is closed so the only ones who can speak are the ones council asks. Should City Council know about these misrepresentations? I will bring copies of Warranty Deed, Deed of Trust, & partnership available for your use.

Best of luck; go get'em! Let us know if there's anything further we can do to help.

Steve Colburn
Chair
OWANA Zoning and Land Use Committee.

Sadowsky, Steve

From: Laura Morrison [lcmorrison@prodigy.net]
Sent: Wednesday, February 16, 2005 9:26 PM
To: Steve Colburn; Steve Colburn
Subject: FW Tere's Thoughts on LHD : West Lynn hous

Steve - Here are Tere's thoughts on the district issue.

From: Tere O'Connell [mailto:tereconnell@sbcglobal.net]
Sent: Wednesday, February 16, 2005 8:43 PM
To: LCMorrison@prodigy.net
Subject: Re: West Lynn house

Hi Laura,

In fact, I believe the ordinance says that 51% of the buildings need to be contributing to the district. West Lynn is a major street in our neighborhood (aside from 5th and 6th, the most significant street), and it is reasonable for one to look at the integrity of that street on it's own merits. It is also reasonable to theorize that LHDs may be divided into smaller districts within the neighborhood boundaries. If she really presses on this issue, I don't feel completely equipped to say that West Lynn would certainly be a separate district from the surrounding neighborhood, but it does appear to me that it could make a viable district on it's own. Therefore, I believe that the argument that this significant street is on the cusp of qualification is a valid point.

I hope that helps. Have you talked to Charles Price?

Tere

On Feb 16, 2005, at 7:52 PM, Laura Morrison wrote:

Tere -

Is the Local HD requirement to have 50% contributing properties?

The reason I ask is that-

Jackie asked last week for us to determine whether loosing this one house could have an impact on ability to become a historic district. Clearly we're way over the threshold area wide but my thought is to suggest that one scenario might be to have several LD's once we get NHRD status, and conceptually one could be W Lynn. Some might wish to make the whole NHRD area a LHD but if there is objection who knows - and I don't think it would inappropriate to suggest this in this situation especially

2/17/2005

because...

Well don't you know, based on the Aug survey data I have from Terri, the W Lynn addresses show exactly 50% contributing. Of course there are addresses at corners of W Lynn not recorded as W Lynn so that's just an estimate but it shows that a W Lynn LHD is right now on the cusp of qualification and yes that 1 demo could make a difference.

So I look forward to your answer on whether LHD's have the 50% requirement and also I'd appreciate your thoughts on the possibility of putting this argument forward at council tomorrow.

Thanks,

Laura

From: Tere O'Connell [mailto:tereconnell@sbcglobal.net]
Sent: Wednesday, February 16, 2005 6:18 PM
To: Laura Morrison
Subject: Fwd: West Lynn house

FYI!

Begin forwarded message:

From: Tere O'Connell <tereconnell@sbcglobal.net>
Date: February 16, 2005 6:17:47 PM CST
To: charles price <chrlsprc@yahoo.com>
Subject: Re: West Lynn house

Hi Charles,

Laura Morrison sent me this note after I wrote back to you:

At the Landmark Commission hearing last November Dolf Dildy testified that he quoted a price of \$380k to the 'prospective' owner at that time. Since sold.

I would think it sold for less than that. It's the first house on the right as you come up West Lynn from 6th, the one with the colored lights. I agree, it is a really wonderful house- I've always liked it too. I haven't been in it, so can't say what condition it's in. It needs some TLC on the outside. If a serious buyer presents himself before Council and the current owner is at least open to selling, it is pretty likely that Council will support the historic designation. If it does get designated, you'd be eligible for a pretty

2/17/2005

sweet property tax break off your city and ACC taxes if the house is fixed up.

I'm really glad you're not interested in it for the politics, those things never pan out. Laura said that she gave you a call, and you should talk with her. She's been involved with this house on a more detailed level than I have. This is exciting. I hope that it works out. Let me know.

Tere

On Feb 16, 2005, at 10:13 AM, charles price wrote:

At \$287,000, I think I'm pretty darn serious. At \$500,000, I'm not serious at all. Is it for sale? How do I get info about it? Which of the two big white houses are we talking about?

I'm not so interested in presenting an offer just for political purposes, but if it is really for sale, I have always admired it.

Charles

Do you Yahoo!?

Yahoo! Search presents - Jib Jab's 'Second Term'

Sadowsky, Steve

From: Linda MacNeillage [lmacneillage@austin.rr.com]
Sent: Wednesday, February 16, 2005 7:55 AM
To: Steve Colburn; Steve Colburn
Subject: Fwd: Thank you for returning my call

Begin forwarded message:

> From: William.Manno@ci.austin.tx.us
> Date: Tue Feb 15, 2005 10:58:46 AM US/Central
> To: lmacneillage@austin.rr.com
> Subject: RE: Thank you for returning my call
>
> I was actually referring to the property owner as having his "wires
> crossed"
> as that is the person who called us.
>
> -----Original Message-----
> From: Linda MacNeillage [mailto:lmacneillage@austin.rr.com]
> Sent: Tuesday, February 15, 2005 10:16 AM
> To: Manno, William [APD]
> Subject: Thank you for returning my call
>
>
> From: Linda MacNeillage <lmacneillage@austin.rr.com>
> Date: Tue Feb 15, 2005 8:35:27 AM US/Central
> To: Michael.Jones@ci.austin.tx.us
> Subject: Verification of telephone communication from 2/11/05
>
>
>
> Dear Lieutenant Manno,
>
> Thank you for returning my telephone call this morning about the call
> received by the APD on Thursday, February 10th concerning 609 West
> Lynn. I understand from our conversation that you spoke with Mr.
> Hunter Godwin on Thursday, and that he told you that he worked for the
> owner of the property.
>
> I understand that it was your impression that Mr. Godwin had "gotten
> his wires crossed" about the specifics relating to two neighbors being
> on the property earlier that day, but it was clear to you that no
> crime had occurred. It seems the issue that he and the ladies who were
> with him discussed with you related specifically to the matter of being
> able to take action in the future should anyone step onto the property
> without his employer's permission.

2/17/2005

>
> I would appreciate your letting me know if I have accurately understood
> our telephone communication.
>
> Thank you very much.
>
>
> Linda MacNeilage
> 478-7069
>



City of Austin
Neighborhood Planning and Zoning Department
Alice Glasco, Director
P.O. Box 1088, Austin, Texas 78767
512-974-7668

Memorandum

February 17, 2005

To: Mayor and Council

From: Steve Sadowsky, Historic Preservation Officer

Re: Brown-Ledel-Silverman House
609 West Lynn Street
C14H-04-0027

CASE HISTORY:

- Staff evaluated and recommended historic zoning for this property to the Historic Landmark Commission upon application for a demolition permit in October, 2003.
- The Historic Landmark Commission initiated a historic zoning case on this property in October, 2003 with the support of the record owner of the property at the time, but took no further action when the demolition permit application was withdrawn.
- The owners were involved in legal disputes regarding the property, and then subject to a series of family illnesses which prevented them from pro-actively filing an application for historic zoning.
- Following resolution of the family legal disputes, the owner of 609 West Lynn Street (Dolph Dildy) filed an application for a demolition permit in November, 2004 in order to sell the property to Hunter Goodwin, the current owner.
- Staff visited the site with Goodwin, his agent, and structural engineer Jerry Garcia on October 20, 2004 and visually inspected the site, noting deterioration.
- Staff received Jerry Garcia's report detailing the deterioration of the house and reluctantly recommended approval of the demolition permit to the Historic Landmark Commission at their November 15, 2004 meeting. The Historic Landmark Commission recommended historic zoning for the property.
- The Old West Austin Neighborhood Association commissioned structural engineer John Raff of Jaster Quintanilla to provide a second opinion regarding the

structural problems and deterioration of the structure. Jaster Quintanilla's report contained a cost estimate to repair the structural deterioration, while Jerry Garcia's initial report did not. Jaster Quintanilla estimated that the structural problems identified by both structural engineers could be remedied for \$41,025, and estimated that the plumbing, electrical, site, and roof problems could be addressed for an additional \$60,000, for a total structural rehabilitation cost of approximately \$100,000.

- The case proceeded to the Planning Commission on January 11, 2005. Based upon the new information from Jaster Quintanilla regarding the cost to rehabilitate the house, staff reversed the recommendation to approve demolition in favor of a recommendation for historic zoning, with the caveat that staff recognized the deteriorated state of the property. The Planning Commission postponed action until January 25, 2005, when they voted to forward the case to Council without a recommendation due to lack of a quorum.

- Council held the public hearing on this case on February 10, 2005, and heard conflicting reports as to the cost to rehabilitate the structure from the owner's structural engineer and the neighborhood association. John Raff, the structural engineer hired by the neighborhood association, could not stay until such time as Council heard the case. Council closed the public hearing and postponed action on the case until February 17, 2005, requesting that staff meet with both structural engineers to determine the justification for the diverging cost estimates for rehabilitation. Council further requested that staff evaluate the house for its context within a potential National Register or local historic district in the area.

- Staff met with Jerry Garcia, John Raff, and contractor Danny Dishman at the offices of Jaster Quintanilla on February 14, 2005. Dishman presented a detailed cost estimate to rehabilitate the house, totaling \$872,000. Raff identified the structural work his report addressed for \$100,000. Dishman's estimate for the same work was \$144,700.

- Staff went through each item of Dishman's cost estimate with the engineers and identified those costs which were necessary specifically for the rehabilitation of this house versus those costs for professional fees, permit fees, interim insurance, and those costs dependent on the owner's aesthetics, determining that the structural, mechanical, and site rehabilitation of this property would involve approximately \$467,900, including a 25% contractor's profit of \$93,000. The engineers agreed that this cost appeared reasonable for the work required.

- Staff reviewed the market value appraisals of this property, other residential properties on West Lynn Street between West 6th and West 9th Streets, and other comparable properties in the neighborhood. The results are attached.

EVALUATION OF SIGNIFICANCE WITHIN A POTENTIAL WEST END HISTORIC DISTRICT

The ca. 1893 Brown-Ledel-Silverman House would certainly be contributing to a potential West End historic district. Built before the area was platted, the Brown-Ledel-Silverman House represents the first phase of residential building in the neighborhood, characterized by large houses on large lots. This house, the house to the north, and the landmarked Sheeks-Robertson House directly to the west, are all located on relatively large divisions of an early outlot. The remainder of the area was platted and subdivided into smaller bungalow-sized lots in the 1910s and 1920s. The majority of the houses in the neighborhood are modest wood-frame bungalows, with a high degree of architectural integrity.

The proposed Old West Line National Register Historic District encompasses the area roughly between Baylor Street on the east, Sixth Street on the south, Mo-Pac on the west, and Twelfth Street on the north. The proposed historic district contains a total of 985 buildings, sites, structures, and object, of which 639 (64.8%) are contributing to the historic character of the district. The Brown-Ledel-Silverman House at 609 West Lynn Street is listed as contributing to the proposed historic district as well as a property which is individually eligible for listing in the National Register of Historic Places.

If you have any questions concerning this information or need further information, please telephone Steve Sadowsky, Historic Preservation Officer, at 974-6454.

cc: Toby Hamett Futrell, City Manager

ATTACHMENT "A"

Contractor's estimate for rehabilitation of 609 West Lynn - February 14, 2005.

609 West Lynn

CONTRACTOR	REF DESCRIPTION	RELIM. EST.	REMARKS	COST CHANGE	REMARKS
	700 LOT COSTS			0.00	
	701 LOT CC			0.00	
	702 ENGINEER	3,500.00		0.00	
	GEOTECHNICAL ENGINEERING			0.00	
	703 PLANS	0.00		0.00	
	704 APPRAISAL	0.00		0.00	
	705 PERMITS	900.00		0.00	
	lots			0.00	
	706 TAP FEES	6,000.00		0.00	water, gas, sewer
	GAS	0.00		0.00	
	ELECTRIC			0.00	
	WATER & SEWER			0.00	
	707 SITE WORK	6,000.00		0.00	ALLOWANCE
	drainage plan and french dms	12,000.00		0.00	
	site prep-tilt	0.00		0.00	ALLOWANCE
	708 SURVEY			0.00	
	709 foundation repair	2,700.00		0.00	
	pier & beam repair	80,000.00		0.00	
	WATERPROOFING	0.00		0.00	
	FRENCH DRAIN	0.00		0.00	ALLOWANCE
	RETAINING WALLS	0.00		0.00	
	TERMITE TREAT	1,800.00		0.00	
	mold treatment	8,000.00		0.00	
	demo & removal of addition	10,000.00		0.00	
	PVC IN SLAB	0.00		0.00	
	710 FLATWORK			0.00	ALLOWANCE
	STEPS			0.00	
	WALKS			0.00	
	711 LUMBER	28,000.00		0.00	reframe structure
	KOOLPLY	0.00		0.00	
	TYVEK	0.00		0.00	
	DECORATIVE BEAMS			0.00	
	BEAMS			0.00	
	STEEL LINTELS	0.00		0.00	
	712 FRAMING	29,000.00		0.00	reframe new stru
	remove damaged siding	9,000.00		0.00	
	remove damaged lumber of	12,000.00		0.00	
	rebuild roof deck	8,000.00		0.00	
	713 remove & repair windows	18,000.00		0.00	
	WINDOWS-WOOD			0.00	
	714 EXTERIOR DOORS	3,000.00		0.00	
	FRONT DOOR			0.00	ALLOWANCE
	EXT SHUTTERS			0.00	
	715 FIREPLACE	10,000.00		0.00	repair fireplace
	716 MASONRY MATERIAL			0.00	
	MASONRY LABOR			0.00	
	INCREASE FOR 100% MASONRY			0.00	
	MAIL BOX	0.00		0.00	
	CASTSTONE			0.00	
	STUCCO			0.00	
	CUT STONE			0.00	
	COLUMNS			0.00	
	COLUMN INSTALLATION			0.00	
	INTERIOR MASONRY			0.00	
	FLAGSTONE			0.00	
	DROPPED MASONRY LEDGE			0.00	
	717 ROOFING	16,000.00		0.00	
	remove old roof	3,000.00		0.00	
	TORCH DOWN			0.00	
	VENTS & FLASHING	2,800.00		0.00	
	718 INSULATION	8,200.00		0.00	
	719 SHEET ROCK	16,000.00		0.00	repair and refinish
	720 PLUMBING	19,000.00	new plumb & serv	0.00	
	remove old plumbing & serv	8,000.00		0.00	
	replace and refinish bath fct	9,000.00		0.00	
	721 ELECTRIC	21,000.00	new wire & serv	0.00	
	removal of old wire & elec at	4,000.00		0.00	
	ADD FOR ALL ELECTRIC			0.00	
	DIMMERS	0.00		0.00	
	FAN CONTROLS	0.00		0.00	
	722 HEAT & A/C	12,000.00		0.00	
	723 PAINTING	16,000.00		0.00	
	724 TRIM MATERIAL	15,000.00		0.00	repair and refinish
	stair rail repair/replace	9,000.00		0.00	
	725 TRIM LABOR	13,000.00		0.00	

726 INTERIOR DOORS			0.00
727 GARAGE DOOR			0.00
728 CABINETS	25,000.00		0.00
CABINET INSTALL			0.00
729 APPLIANCES	12,000.00		0.00
HANG STOVE HOOD			0.00
730 MARBLE TUB			0.00
MARBLE			0.00
731 tile floors & tops	14,000.00		0.00
732 CARPET & VINYL	7,000.00		0.00 ALLOWANCE
733 LAMINATE			0.00
GRANITE			0.00
734 WALLPAPER	8,000.00		0.00
734 WALLPAPER LAB		see 734	0.00 ALLOWANCE
736 MIRRORS	2,000.00		0.00
737 FANS	SEE 736		0.00
738 LIGHTS	14,000.00		0.00 ALLOWANCE
739 HARDWARE	8,000.00		0.00 replace and refin
CAB PULLS	0.00		0.00 ALLOWANCE
740 SHELVING	SEE 724		0.00
741 trash/clean	8,000.00		0.00
ROUGH GRADE	1,000.00		0.00
742 FINAL GRADE	4,000.00		0.00
743 LANDSCAPING	12,000.00		0.00 ALLOWANCE
744 dumpster	8,100.00		0.00 dumpster fees
745 FENCE			0.00
SILT FENCE	3,000.00		0.00
IRON RAIL			0.00
746 UNDERPINNING	800.00		0.00
747 SEPTIC SYSTEM	0.00		0.00
SEPTIC ENGINEER	1,250.00		0.00
748 WATER WELL	0.00		0.00
749 INTERIOR DESIGN	3,500.00		0.00
750 C UPGRADES	0.00		0.00
751 INSPECTIONS	2,400.00		0.00
752 WARR FEE	2,000.00		0.00
753 UTILITIES	1,000.00		0.00
754 BLDG RISK	5,000.00		0.00
755 BANK CHARGES	600.00		0.00
756 INTERIM INTEREST	80,000.00		0.00
757 PUNCH	3,000.00		0.00
758 PROJECT MGT.			0.00
759 OVERHEAD			0.00
760 REALTOR	0.00		0.00
761 10 YR WARRANTY	2,000.00		0.00
762 DISCOUNT PTS	0.00		0.00
763 MARKETING	0.00		0.00
764 PLAN PRINTING	650.00		0.00
765 SEC SYSTEM	0.00		0.00
766 INTERCOM	0.00		0.00
CENTRAL VAC	0.00		0.00
fire system	2,500.00		0.00
SPEAKER WIRE	0.00		0.00
767 FL TRUSSES	0.00		0.00
768 GUTTERS	2,100.00		0.00
769 GARAGE OPENER	0.00		0.00
770 CITY SIDEWALKS	2,200.00		0.00 city & entry walk
771 LAWN SPRINKLER	0.00		0.00
772 REIM BUYER	0.00		0.00
773 DEBRIS CLEAN	700.00		0.00
774 PORT TOILET	1,500.00		0.00
775 EQUIP RENTAL	0.00		0.00
776 WOOD FLOORS	22,000.00		0.00 repair and refinish
777 POOL	0.00		0.00
PERM CLOSE			0.00
HOA ARCH FEE			0.00
HOA & TAXES			0.00
CONST TOTAL	654,600.00		0.00
<hr/>			
SALES PRICE	672,900.00		
CONST TOTAL	654,600.00		
UPGRADE			
INCREASED COST	0.00		
BUILDER FEE	218,200.00		
UNDER-OVER+	0.00		
<hr/>			
LIVING AREA SQFT	3,200		
RETAIL PRICE PER FT	272.75		
MINUS LOT PER FT	272.75		

ATTACHMENT "B"

Staff's determination of specific necessary work items for rehabilitation of 609 West Lynn Street:

Work order numbers taken from contractor's cost estimate sheet.

NOTE: * items are those covered by Jaster Quintanilla estimate

707	SITE WORK	\$5,000
	Drainage plan and French drain	\$12,000
709	FOUNDATION REPAIR	\$8,700*
	Pier and beam repair	\$80,000*
	Termite treatment	\$1,500
	Mold treatment	\$6,000
	Demo and remove addition	\$10,000
712	FRAMING	\$29,000*
	Remove damaged siding	\$9,000*
	Remove damaged lumber	\$12,000*
	Rebuild roof deck	\$6,000*
713	Remove and repair windows	\$18,000
714	Exterior doors	\$3,000
715	Fireplace repair/removal	\$10,000
717	ROOFING	\$16,000
	Remove old roof	\$3,000
	Vents and flashing	\$2,500
718	Insulation	\$6,200
719	Sheet rock	\$16,000
720	PLUMBING	\$18,000
	Remove old plumbing	\$6,000
721	ELECTRIC	\$21,000
	Remove old wire	\$4,000
722	Heat and air conditioning	\$12,000
723	Painting	\$18,000
724	TRIM REPAIR/REPLACEMENT	\$15,000
	Stair rail repair/replacement	\$9,000
725	Trim labor	\$13,000
745	Silt fence	\$3,000
TOTAL		\$374,900
CONTRACTOR PROFIT	25%	\$93,000
GRAND TOTAL		\$467,900

ATTACHMENT "C"

LIST OF APPRAISED VALUES OF WEST LYNN AND COMPARABLE HOUSES



609 West Lynn Street
Condition: Poor
Use: Vacant
20,800 square foot lot
2,800 square foot building
Zoning: MF-4-NP
Land value: \$148,750
Improvement value: \$138,528
Total: \$287,278



611 West Lynn Street
Condition: Fair/Poor
Use: Vacant
28,200 square foot lot
3,352 square foot building
Zoning: MF-4-NP
Land value: \$457,300
Improvement value: \$279,439
Total: \$736,739



613 West Lynn Street
Condition: Good
Use: Single family residence
10,019 square foot lot
1,448 square foot building
Zoning: MF-4-NP
Land value: \$175,000
Improvement value: \$169,320
Total: \$344,320



615 West Lynn Street

Condition: Good

Use: Single family residence

10,800 square foot lot

2,126 square foot building

Zoning: MF-4-NP

Land value: \$175,000

Improvement value: \$165,274

Total: \$340,274



617 West Lynn Street

Condition: Good

Use: Single family residence

11,220 square foot lot

1,672 square foot building

Zoning: MF-4-NP

Land value: \$175,000

Improvement value: \$150,092

Total: \$325,092



705 West Lynn Street

Condition: Good

Use: Single family residence

12,000 square foot lot

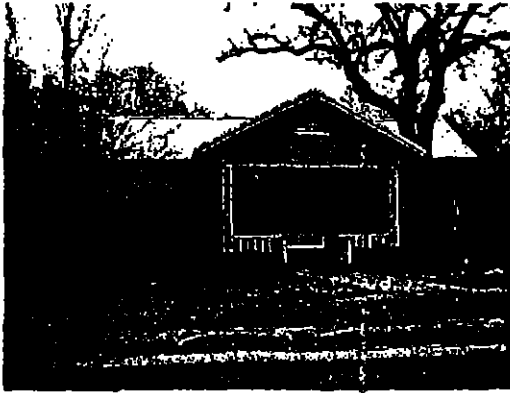
1,484 square foot building

Zoning: MF-4-NP

Land value: \$175,000

Improvement value: \$108,908

Total: \$283,908



707 West Lynn Street
Condition: Good
Use: Single family residence
8,580 square foot lot
1,516 square foot building
Zoning: MF-4-NP
Land value: \$175,000
Improvement value: \$79,662
Total: \$254.662



1500 West Ninth Street
Condition: Good
Use: Single family residence
22,220 square foot lot
3,109 square foot building
Zoning: SF-3-H-NP
Land value: \$350,000
Improvement value: \$212,538
Total: \$562.538



702 Highland Street
Condition: Good
Use: Single family residence
7,080 square foot lot
2,550 square foot building
Zoning: SF-3-NP
Land value: \$175,000
Improvement value: \$223,150
Total: \$398.150



1510 West Tenth Street
Condition: Good
Use: Single family residence
9,975 square foot lot
2,545 square foot building
Zoning: SF-3-NP
Land value: \$227,500
Improvement value: \$126,999
Total: \$354,499



608 Blanco Street
Condition: Fair/Good
Use: Multi-family residence
7,875 square foot lot
2,895 square foot building
Zoning: MF-4-NP
Land value: \$210,000
Improvement value: \$225,046
Total: \$435,046



1201-07 W. 8th Street (8th & Blanco)
Condition: Fair
Use: Multi-family residence
14,000 square foot lot
1,488 square foot building
Zoning: MF-4-NP
Land value: \$192,500
Improvement value: \$60,000
Total: \$252,500



1112 West Ninth Street
Condition: Good
Use: Single family residence
15,000 square foot lot
2,040 square foot building
Zoning: MF-4-NP
Land value: \$306,250
Improvement value: \$270,583
Total: \$576.833



705 Oakland Street
Condition: Good
Use: Multi-family residence
6,120 square foot lot
2,672 square foot building
Zoning: MF-4-NP
Land value: \$175,000
Improvement value: \$192,500
Total: \$369.946

Sadowsky, Steve

From: Steve Colburn [stevec@texeleco.com]
Sent: Wednesday, March 02, 2005 3:03 PM
To: Wynn, Will; Goodman, Jackie; Alvarez, Raul; Dunkerley, Betty; McCracken, Brewster; Slusher, Daryl; Thomas, Danny
Cc: Kinchlon, Janice; Rusthoven, Jerry; Briseno, Veronica; Aguilera, Gloria; Bailey, Rich; Bul, Tina; Frazier, Sandra; Sadowsky, Steve
Subject: OWANA motion of support for subdividing 609 West Lynn to save it
Importance: High

Dear City Council Member,

At last night's General Membership meeting, OWANA passed a motion that we hope will help 609 West Lynn survive demolition and get zoned Historic at tomorrow's City Council meeting. A number of qualified prospective buyers wish to purchase it, restore the building, and keep it Historic, but need additional revenue from the property "to make the \$ numbers work." The sense from the neighborhood at the meeting was that we would do virtually anything to save it. Consequently OWANA passed this motion:

OWANA supports a proposal to allow the property located at 609 West Lynn to be subdivided into two lots with the property fronting on West Lynn to be designated historic.

This would allow something to be built on the back part of this large 20,000 sq foot lot (with alley access) and sold to subsidize the restoration of 609.

Despite Hunter Goodwin's often repeated statement that he has no plans for the property (whether or not it is zoned historic), his representative Sarah Crocker insists that he will not sell it. Mr. Goodwin himself told me yesterday that he will "entertain offers" and has a price he will sell for, although he would not divulge it. I know of at least 1 and as many as 3 legitimate offers on the table today or tomorrow. These do not include the others who believe they need to see the inside of the property to generate a viable offer. We continue to hope that with persuasion from you the Council, Mr. Goodwin will see the virtue in selling it to someone with the means and desire to preserve this historic house. This would be a win - win situation for everyone involved.

Thanks,

Steve Colburn
Chair
OWANA Zoning Committee
cel: 844-1483

3/3/2005

Sadowsky, Steve

From: Riley, Chris
Sent: Wednesday, March 02, 2005 7:47 PM
To: Wynn, Will; Goodman, Jackie; Alvarez, Raul; Dunkerley, Betty; McCracken, Brewster; Slusher, Daryl; Thomas, Danny
Cc: Sadowsky, Steve
Subject: 609 W.Lynn (Agenda Item 69)

Mayor and Council Members:

I hope there's still some possibility of a win-win outcome on the historic zoning case at 609 W.Lynn. This lot is zoned MF, it's almost a half-acre in size; and I'm told it has access to the alley in back. There ought to be room on the lot for both the old house and new multi-family development, especially if the neighborhood is willing to bend on compatibility requirements. If so, there may well be financially viable ways of saving the house, maintaining the character of the area, and also adding density on this important street.

I know this has been a drawn-out, difficult case -- but given that the main argument against historic zoning has been based on economic considerations, I hope all reasonable possibilities for development of the lot will be explored before a final decision is made.

Regards,

Chris Riley
Planning Commission

With Your Help 609 West Lynn Can Be Saved

March 1, 2005

Dear Councilmember Thomas:

On behalf of OWANA, I want to update you on our efforts to save 609 West Lynn, the Brown-Ledel-Silverman House (Case # C14H-04-0027), which comes up for your consideration at this Thursday's City Council Meeting. Earlier today I met with Hunter Goodwin and Sarah Crocker for over an hour (I have been trying since shortly after the last council meeting). My objective was threefold: to convince them that OWANA's goal is simply to save this historically valuable property; to allay their concerns that OWANA is against him personally; and foremost to encourage him to sell the property to one of the buyers who are ready, willing, and able to restore it.

I told them that we know of at least five parties willing and able to make legitimate offers to purchase the property from him. All these parties are knowledgeable (in different ways) about historic properties and what it might take to restore them and seem to have the necessary resources. They include architects, a remodeling/renovation contractor, a historic preservationist, and owners of multiple such properties in Austin. I personally have made them aware of the budget range that we anticipate would cover Mr. Goodwin's costs up to this point. But Hunter Goodwin has not been willing to confirm them.

At least one of these prospective buyers is willing to submit an offer site unseen. He is a historic preservationist willing to offer at least \$400,000 for the property as it stands. A remodeling/restoration contractor is also considering such an offer. However, the others believe that without seeing the property, they would be unable to make legitimate offers, not an unreasonable request under the circumstances. Mr. Goodwin and Sarah Crocker continue to refuse access to anyone, even with liability waivers. The only reason they would give me is because "We don't want to".

While initially saying he would not sell it to anyone, by the end of our meeting Mr. Goodwin was saying that he would "entertain formal offers". I hope this is a light at the end of the tunnel. Because he has no plans for the property, selling to someone who would restore the property would be a win-win situation for him, the city, the neighborhood, and the buyer.

So we need your help and that of the other councilmembers. Would you please contact Mr. Goodwin and/or his agent Sarah Crocker to persuade him to sell the house so that it can be restored?

I do not have access to Hunter Goodwin's phone number; Sarah Crocker's cell phone is 699-7571.

Please join us in this effort. Your help in particular could be the difference. Together we can save this house. I look forward to talking with you in person tomorrow afternoon at 1 PM.

Thanks for your time.

Sincerely,
Steve Colburn
Chair
OWANA Zoning Committee
Cel: 844-1483

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY GENERALLY KNOWN AS THE BROWN-LEDEL SILVERMAN HOUSE LOCATED AT 609 WEST LYNN STREET IN THE OLD WEST AUSTIN NEIGHBORHOOD PLAN AREA FROM MULTIFAMILY RESIDENCE MODERATE HIGH DENSITY-NEIGHBORHOOD PLAN (MF-4-NP) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE MODERATE HIGH DENSITY-HISTORIC-NEIGHBORHOOD PLAN (MF-4-H-NP) COMBINING DISTRICT.

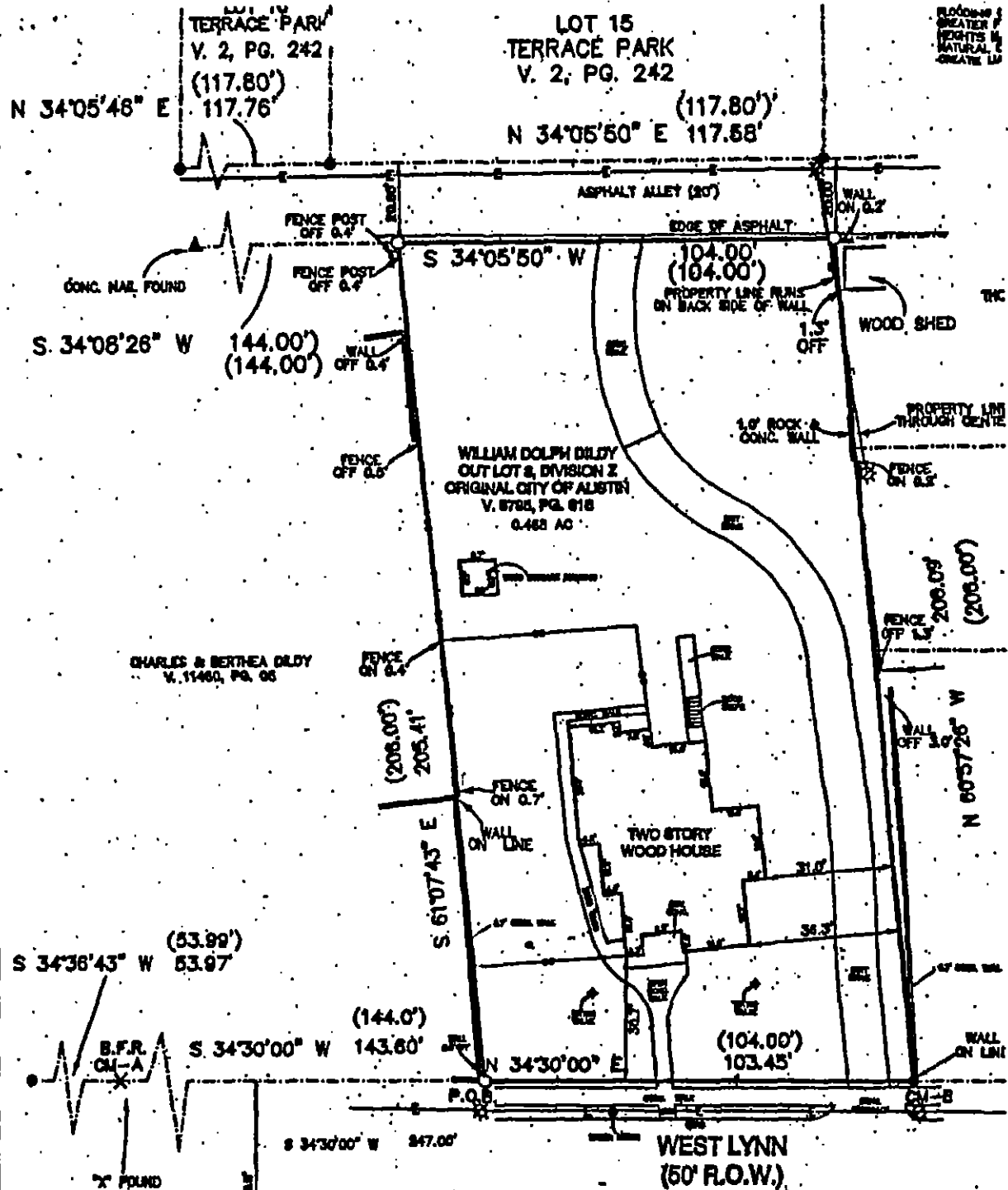
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-1-191 of the City Code is amended to change the base district from multifamily residence moderate high density-neighborhood plan (MF-4-NP) combining district to multifamily residence moderate high density-historic-neighborhood plan (MF-4-H-NP) combining district on the property described in Zoning Case No. C14H-04-0027, on file at the Neighborhood Planning and Zoning Department, as follows:

A parcel of land being 104 feet by 200 feet, more or less, out of Outlot 3, Division Z, Original City of Austin, Travis County, Texas, as generally identified in the map and survey sketch attached as Exhibit "A" (the "Property"); and

generally known as the Brown-Ledel Silverman House, locally known as 609 West Lynn Street, in the Old West Austin neighborhood plan area, in the City of Austin, Travis County, Texas.

PART 2. Except as provided in this ordinance, the Property is subject to Ordinance No. 020926-26 that established the Old West Austin neighborhood plan combining district.



THE UNDERSIGNED DOES HEREBY CERTIFY TO TITLE COMPANY, UNDERWRITER, BUYER, SELLER, AND LENDER ABOVE-NAMED THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS ACCURATE, AND THAT THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY EASEMENTS OR ROADWAYS, EXCEPT AS SHOWN HEREON, AND THE SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON. THIS PLAT IS NOT VALID UNLESS ACCOMPANIED BY AN ORIGINAL SEAL.

RALPH HARRIS SURVEYOR INC. 1406 HETTER, AUSTIN, TEXAS 78704 (512) 444-1

James M. Grant
 JAMES M. GRANT R.P.L.S. NO. 1819 SEPTEMBER 29, 2004
 EXHIBIT A