SUBJECT: C14H-03-0002 - HAMPTON ROAD CALCASIEU HOUSES - Approve third reading of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 3403 and 3407 Hampton Road (Waller Creek Watershed) from family residence (SF-3) district, to family residence, standard lot (SF-2-CO) conditional overlay district. Planning Commission recommendation: Forward without a recommendation. Historic Landmark Commission recommendation: To grant family residence (SF-3-H) historic combining district. Applicant: Historic Landmark Commission. Property Owner: Nick Cochrane. Agent: Chris Pezold. City Staff: Steve Sadowsky, Transportation, Planning and Sustainability Department, 974-6454. Note: A valid petition has been filed by the property owner in opposition to the grant of historic zoning.

REQUESTING DEPARTMENT: Transportation, Planning and Sustainability DIRECTOR’S AUTHORIZATION: Austan Librach
ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-03-0002  H.L.C. DATE: March 17, 2003
P.C. DATE: June 25, 2003

AREA: 8,422 square feet

APPLICANT: Historic Landmark Commission  AGENT: Steve Sadowsky, Historic Preservation Office

HISTORIC NAME: Hampton Road Calcasieu houses

WATERSHED: Waller Creek

ADDRESS OF PROPOSED ZONING CHANGE: 3403 Hampton Road

ZONING FROM: SF-3  ZONING TO: SF-2-CO

SUMMARY STAFF RECOMMENDATION: Staff recommends a zoning change from SF-3, family residence district to SF-2-CO, family residence, standard lot, conditional overlay district zoning.

HISTORIC LANDMARK COMMISSION ACTION: Recommended a zoning change from SF-3, Single family residence, to SF-3-H, Single family residence, Historic district, zoning, based on historic landmark designation criteria 1, 3, 6, 7, 9, and 12. Vote: 5-4 (Fowler absent).

PLANNING COMMISSION ACTION: Forwarded without a recommendation. Vote: 6-0 (Pratt, Casias, and Moore absent).

DEPARTMENT COMMENTS: There are two houses on the parcel; each built by the Calcasieu Lumber Company. The houses were originally sited at 1909 Oldham Street, and moved to the current site in 1948. A relocation permit application, filed January 6, 2003, proposed to move the two houses to a lot on Lake Travis.

CITY COUNCIL DATE:  ACTION:
July 31, 2003  Postponed at neighborhood’s request.
September 25, 2003  Postponed by Council to allow for mediation between the developer and the neighborhood association.
October 9, 2003  Postponed by Council to allow for mediation between the developer and the neighborhood association.
April 1, 2004  Council, on first reading, approved agreement between property owner and neighborhood association to down-zone property from SF-3 to
SF-2-CO, with the removal of the historic zoning overlay.

Set for second and third readings at Council for rezoning from SF-3 to SF-2-CO. Approved on second reading.

Set for third reading for rezoning from SF-3 to SF-2-CO.

ORDINANCE READINGS: 1ST 2ND 3RD

CASE MANAGER:  Steve Sadowsky

NEIGHBORHOOD ORGANIZATION:
Hancock Neighborhood Association
Austin Neighborhoods Council
Beau Site Neighborhood

BASIS FOR RECOMMENDATION:
The City Historic Landmark Commission determined that the two houses qualify for historic zoning based on the following City of Austin historic landmark criteria:

(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 two houses were built by the Calcasieu Lumber Company, an Austin lumber company which, in addition to its regular lumber business, also built small frame cottages, which were designed to be weekend cottages, student housing, or other rental property. Many Calcasieu houses were sited in a courtyard configuration, similar to the bungalow courts of Southern California, where the houses are arranged around a central courtyard, each house facing the interior courtyard. Although the Calcasieu houses on Hampton Road do not exhibit this typical configuration, they were originally built at another location, and did not have the courtyard configuration at their original site. There are other examples of Calcasieu houses in the city which are arranged in pairs as those on Hampton Road.

(3) Embodiment of distinguishing characteristics of an architectural type or specimen.
The Calcasieu Lumber Company had several different designs for their cottages, all of which shared certain distinguishing characteristics: small size, and a steeply-pitched roof. Typically, the houses had wood siding, 1:1 fenestration, and no porches, all of which are reflected in the Hampton Road examples of the style. The houses on Hampton Road have a metal entry hood over the front door, which is a unique stylistic feature.

(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.
These houses are a pair of a small number of Calcasieu Lumber Company houses remaining in the city. Another pair, at 4302-04 Avenue D, are contributing properties to the Hyde Park National Register Historic District. Other Calcasieu Lumber Company houses exist at 3005 Fruth Street and 402 E. 34th Street. A pair of Calcasieu houses at 1110 W. 22nd Street has been added onto significantly and converted to condominiums. Another pair at 1810 Miriam Street...
has been modified by an addition which joins the two structures together. Another set of Calcasieu houses on Manor Road, just east of Alexander Avenue, is boarded up.

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

Calcasieu houses were generally built to be weekend cottages or rental housing. The Calcasieu houses on Hampton Road were occupied by a series of renters such as married students at the University of Texas, married servicemen, and a small number of employed people. Most of the residents rented the apartments for only a year or two.

(9) **Exemplification of the cultural, economic, social, ethnic or historical heritage of the City, State or the United States.**

Refer to (1) above.

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

Residents of the Hancock Neighborhood Association appeared at the Historic Landmark Commission hearing to relate the importance of these two houses to their neighborhood.

**PARCEL NO.:** 02160708010000  **DEED RECORD:** Docket 2001017894

**ANNUAL TAX ABATEMENT:** $1,089 (non-owner occupied rate)

**APPRaised VALUE:** $182,908

**PRESENT USE:** Vacant

**CONSTRUCTION/DENSCRIPTION:** One-story rectangular-plan frame houses with a steeply-pitched hipped roof. Originally single family residences, the houses have been joined in two pairs to form duplex apartments. Fenestration is 1:1; there is a small metal entry hood at the front door.

**CONDITION:** Fair/Good

**PRESENT OWNERS**

| Nick Cochrane |

<table>
<thead>
<tr>
<th>ADDRESS</th>
<th>TELEPHONE</th>
</tr>
</thead>
<tbody>
<tr>
<td>7901 Bee Caves, #2, 78746</td>
<td>78746</td>
</tr>
</tbody>
</table>

**DATE BUILT:** ca. 1936; moved to current location in 1948.

**ALTERATIONS/ADDITIONS:** None.

**ORIGINAL OWNER(S):** Harry D. Pruett

**OTHER HISTORICAL DESIGNATIONS:**

NATIONAL REGISTER: No
RECORDED TEXAS LANDMARK: No
NATIONAL LANDMARK: No
LOCAL SURVEYS: Yes, but with no priority listed
March 31, 2004

Via Facsimile
Dohn S. Larson, President
Hancock Neighborhood Association
1008 East 44th Street
Austin, Texas 78751

Via Facsimile
Shannon Ratliff, Esq.
Ratliff Law Firm, PLLC
600 Congress Ave.
Suite 3100
Austin, TX 78701

Via E-mail
Eugene Sepulveda
McCombs School of Business, B6700
The University of Texas
Austin, Texas 78712-0218

RE: Hampton Road Calcasieu Cottages; C14H-03-0002

Dear Gentlemen:

We have been advised that the neighborhood association has proposed, as an agreement to resolve the historic zoning case pending before the City Council, that the properties not be zoned historic but instead be down-zoned from SF-3 to SF-2. The City has asked whether we agree with this proposal.

I have discussed the proposal with the property owner, and they will not object to the down-zone to SF-2 if it will resolve the pending zoning case and if the case can be resolved this week without further delay. They agree to this proposal in hopes that it will finally resolve the ongoing objections from the neighborhood and will serve as a workable compromise for all parties.

We appreciate the months of work you and the association have put into this matter, and are pleased that the parties have reached an agreeable resolution. We look forward to completing
Dohn Larson  
Shannon Ratliff  
Eugene Sepulveda  
March 31, 2004  
Page 2

this zoning case and moving forward with what we hope will be a positive addition to the neighborhood.

Sincerely,

Nikelle S. Meade

NSM:mac

cc: Steve Sadowsky, City of Austin Historic Preservation Officer  
Hon. Mayor Will Wynn  
Hon. Mayor Pro Tem Jackie Goodman  
Hon. Council Member Raul Alvarez  
Hon. Council Member Betty Dunkerley  
Hon. Council Member Brewster McCracken  
Hon. Council Member Daryl Slusher  
Hon. Council Member Danny Thomas  
Brent Allison, Stadler Custom Homes  
Mike McHone, M. R. McHone Real Estate
### CITY OF AUSTIN HISTORIC RESOURCE SURVEY

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

<table>
<thead>
<tr>
<th>No.</th>
<th>Description</th>
</tr>
</thead>
</table>
| 1.  | County: Travis  
     City/Rural: Austin  
     Address: 3403 Harvey Hargrave |
| 2.  | Name:  
     Address:  |
| 3.  | Owner:  
     Address:  |
| 4.  | Block/Lot:  |
| 5.  | USGS Quad No. 3097-242  
     Site No. K-24-10  
     UTM Sector TRA AU  
     Date: Factual Est. 1923  
     Architect/Builder  
     Contractor  |
| 6.  | Style/Type  |
| 7.  | Original Use:  
     Present Use:  |
| 8.  | Architect/Builder:  |
| 9.  | Site No.  |
| 10. | Description:  
     History frame residence  |
| 11. | Present Condition:  |
| 12. | Significance:  |
| 13. | Relation to Site: Moved Date or Original Site (describe):  |
| 14. | Bibliography:  |
| 15. | Informant:  
     Recorder:  
     Date Jan-Mar 84:  |
| 16. | Designations:  
     Old THC Code:  
     NR: RTHL  
     Individual  
     Historic District  
     Thematic  
     Multiple-Resource  
     NR File Name:  
     Other:  |
| 17. | Tax Parcel #:  |
| 18. | Original Owner:  |
| 19. | Physical Condition:  
     Good  
     Fair  
     Poor  |
| 20. | Preservation Index:  
     City Zoning:  
     Priority Research:  |
| 21. | Comments:  |
| 22. | Architectural Significance:  
     Outstanding  
     Excellent  
     Significant  
     Contributory  |

(Photo)
OCCUPANCY HISTORY
3403 HAMPTON ROAD
From City Directories

1963
A James Ethridge, student
B Vacant
C Richard Williams, student
D Dean Clarence, not listed

1962
A Donald A. Becker, student
B Vacant
C David S. Ward, not listed in general directory
D Vacant

1961
A Donald H. Bennett, chemist, Texas Research Associates
B Vacant
C Thomas C. Woody, not listed in general directory
D William Zeele, not listed in general directory

1960
A Vacant
B Kermit W. Hecker, student
C Don H. Reavis, student
D John F. Reagan, student

1959
A L.W. Reynolds, Jr., student
B Kermit W. Hecker, student
C Don H. Reavis, student
D Robert B. Gentry, student

1958
A Thomas E. Higgins, student
B Rex House, Jr., student
C Don Reavis, student
D Robert Gentry, student

1957
A Stanley Stable, student
B Rex C. House, Jr., student
C Jack A. Leary, USAF
D Ralph Scott, student

1955
A William N. Ray, USAF
B Ralph H. Warner, manager, Warner Mfg. Co. (Wife is a student)
C Jack A. Leary, USAF
D Billy J. Brabham, no occupation listed

1954
A Jack A. Leary, USAF
B Jack M. Yates, student
C Orville Kern, salesman, Superior Dairies; wife Joan, waitress, Tower Drug
D Coy C. Otts, US Army

1953
A Lillian Santos, secretary, State Teachers Retirement System
B McBurnett Rutland, student
C Dean Jones, USAF
D Clifford McIntire, inspector

1952
A Ralph Lakin, US Army
B Albert E. Hartung, student
C Galvin H. James, salesman
D Eleanor V. Wilson, (widow Thomas), office secretary

1949
A Jack Frizelle, not listed
B Joseph W. Spence, student
C James H. Dozier, student
D Tom Watkins, plumber

1947 ADDRESS NOT LISTED

City Building Permit records show that the structures were moved to the Hampton Road site from two addresses on Oldham Street in East Austin in 1948.

OCCUPANCY HISTORY
1909 OLDHAM STREET
(Corresponds to Units A & B for Hampton Road addresses)

1947 Mrs. Lelia Phillips, a widow, employed as a technician, Clinical and Pathological Laboratories

1942 Ernest Long, “in charge” of the Army Recruiting Office

(1909 Oldham Street, continued)

1937 ADDRESS NOT LISTED

1933 ADDRESS NOT LISTED
OCCUPANCY HISTORY
1913 OLDHAM STREET
(Corresponds to Units C & D for Hampton Road addresses)

1947  Vacant

1942  Harry D. Pruett (owner), no occupation listed

1937  A.M. Crowell, department supervisor, Railroad Commission of Texas

1933  ADDRESS NOT LISTED
(Note: the 1937 City Directory shows this address to be the first on the odd side of
the 1900 block of Oldham).
B. PUBLIC HEARING TO CONSIDER INITIATION OF HISTORIC ZONING

1. IHZ-03-0001 – Hampton Road Calcasieu Houses
   3403 Hampton Road
   By: City of Austin Historic Landmark Commission
   Owner: Chris Pezold (and Laura & Nick Cochran, represented by Mike McHone)
   City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

STAFF PRESENTATION

MR. STEVE SADOWSKY, HISTORIC PRESERVATION OFFICE, TRANSPORTATION, PLANNING AND SUSTAINABILITY DEPARTMENT, SUMMARIZED THE FACTS OF THE HISTORIC ZONING CASE:

THE TWO HOUSES WERE BUILT BY THE CALCASIEU LUMBER COMPANY AT 1909 OLDHAM STREET IN 1936. THEY WERE MOVED TO THEIR CURRENT LOCATION ON HAMPTON ROAD IN 1948. SINCE THEIR MOVE TO THE HAMPTON ROAD SITE, THEY HAVE SERVED AS RENTAL HOUSING FOR MARRIED STUDENTS AND MILITARY PERSONNEL. THE HOUSES ARE TYPICAL OF HOUSES BUILT BY THE CALCASIEU LUMBER COMPANY – THEY ARE SMALL WOOD-FRAME HOUSES WITH THE STEEPLY-PITCHED ROOF AS THE DISTINGUISHING ARCHITECTURAL FEATURE. THE HOUSES WERE TYPICALLY ARRANGED IN A BUNGALOW COURT CONFIGURATION, BUT THESE HOUSES WERE ARRANGED BEHIND EACH OTHER WHEN THEY WERE MOVED TO HAMPTON ROAD IN 1948. THESE HOUSES DIFFER FROM OTHER CALCASIEU LUMBER COMPANY HOUSES IN THAT THEY HAVE METAL HOODS OVER THE FRONT DOORS. THEY ARE ARCHITECTURALLY INTACT.

STAFF RECOMMENDATION

STAFF RECOMMENDS APPROVAL OF THE RELOCATION PERMIT, STATING THAT ALTHOUGH THE HOUSES MET CITY HISTORIC LANDMARK DESIGNATION CRITERIA 1, 3, 6, 7, AND 12, THE HOUSES ARE
CITY OF AUSTIN HISTORIC LANDMARK COMMISSION
MARCH 17, 2003

IHZ-03-0001, 3403 HAMPTON ROAD

A FAIRLY COMMON HOUSING TYPE IN THE CITY AND STAFF WOULD NOT RECOMMEND LANDMARK DESIGNATION FOR THESE HOUSES BECAUSE THEY HAVE BEEN MOVED AND WERE NOT IN THE BUNGALOW COURT CONFIGURATION WHICH TYPIFIED A GROUPING OF CALCASIEU HOUSES. STAFF STATED THAT THESE HOUSES COULD BE PART OF A THEMATIC NOMINATION OF CALCASIEU LUMBER COMPANY HOUSES TO THE NATIONAL REGISTER OF HISTORIC PLACES, BUT COULD NOT RECOMMEND INDIVIDUAL DESIGNATION AS CITY HISTORIC LANDMARKS. STAFF SHOWED THE COMMISSION OTHER CALCASIEU LUMBER COMPANY HOUSES IN THE CITY, AND INFORMED THE COMMISSION THAT THERE IS A PAIR OF CALCASIEU LUMBER HOUSES IN THE HYDE PARK NATIONAL REGISTER HISTORIC DISTRICT.

IN SUPPORT

MR. NICK COCHRANE, OWNER, INDICATED THAT HE HAD CHECKED THE HISTORIC STATUS OF THE PROPERTIES WITH MS. BARBARA STOCKLIN, HISTORIC PRESERVATION OFFICE, TRANSPORTATION, PLANNING AND SUSTAINABILITY DEPARTMENT. MS. STOCKLIN HAD INDICATED THAT THE HOUSES WERE NOT HISTORIC AND ASKED IF MR. COCHRANE WOULD REFRAIN FROM DEMOLISHING THE HOUSES. MR. COCHRANE AGREED TO RELOCATE THE HOUSES. HE ALSO INDICATED THAT HE IS UNDER ECONOMIC HARDSHIP DUE TO THE DELAY IN HIS PROJECT.

MR. CHRIS PEZOLD, PROPOSED NEW OWNER, INDICATED THAT HE WOULD BE MOVING THE DUPLEXES TO THE SOUTH SHORE OF LAKE
CITY OF AUSTIN HISTORIC LANDMARK COMMISSION
MARCH 17, 2003

IHZ-03-0001, 3403 HAMPTON ROAD

TRAVIS TO PROPERTY HE OWNS THERE. HE ALSO COMMENTED THAT THE INTERIORS OF THE HOUSES HAVE BEEN DAMAGED AND ARE IN POOR CONDITION.

IN OPPOSITION
MR. DOHN LARSEN, PRESIDENT OF THE HANCOCK NEIGHBORHOOD ASSOCIATION, INDICATED THAT HIS ASSOCIATION IS IN THE MIDST OF PREPARING A NEIGHBORHOOD PLAN FOR THEIR AREA. HE FELT THAT MOVING A STRUCTURE REDUCES ITS HISTORIC FABRIC AND PROVIDED EXAMPLES OF HISTORIC PROPERTIES THAT HAD BEEN RELOCATED. HE POINTED OUT THAT THE HOUSES WERE ORIGINALLY PLACED AT THEIR CURRENT LOCATION AS AFFORDABLE HOUSING.

MS. TERRI MEYERS, NEIGHBORHOOD RESIDENT, FELT THE STRUCTURES AT 3403 HAMPTON ROAD WOULD QUALIFY FOR DESIGNATION IN THE NATIONAL REGISTER OF HISTORIC PLACES BASED ON HER PROFESSIONAL EXPERIENCE FOR THE PAST 15 YEARS. SHE ALSO COMMENTED THAT THE HOUSES FIT INTO THE NEIGHBORHOOD AND HAVE BEEN PART OF THE NEIGHBORHOOD HISTORY FOR MORE THAN 50 YEARS. SHE POINTED OUT THAT THE NEIGHBORHOOD WOULD NEVER RECOVER FROM THE LOSS OF THESE HOUSES.

MR. JOHN CHAILLE, NEIGHBOR, PRESENTED A LIST OF SIGNATURES THAT WOULD LIKE THE HOUSES AT 3403 HAMPTON TO RECEIVE HISTORIC DESIGNATION

MR. ROBERT KALER, NEIGHBOR, INDICATED THAT HE IS AN ARCHITECT FELT THAT ALLOWING THESE HISTORIC HOUSES TO BE RELOCATED WOULD DAMAGE THE FABRIC OF THE NEIGHBORHOOD.
MR. RICK IVERSON, PRESIDENT OF NORTH UNIVERSITY NEIGHBORHOOD ASSOCIATION, SPOKE IN SUPPORT OF HISTORIC ZONING. THE LOSS OF THESE HOUSES WOULD HAVE A NEGATIVE AFFECT ON THE NEIGHBORHOOD.

PUBLIC HEARING WAS CLOSED
CITY OF AUSTIN HISTORIC LANDMARK COMMISSION
MARCH 17, 2003

IHZ-03-0001, 3403 HAMPTON ROAD

COMMISSION ACTION: MATHER/LIMBACHER

MOTION: RECOMMENDED INITIATION OF HISTORIC ZONING, BASED ON CITY HISTORIC LANDMARK CRITERIA 1, 3, 6, 7, 9, AND 12.

AYES: HALL, LAKY, LIMBACHER, MATHER, AND RABAGO

NAYS: BUNTON, IVY, LEARY, AND WEST

ABSENT: FOWLER

MOTION CARRIED BY A VOTE OF 5-4
MEETING SUMMARY

CITY PLANNING COMMISSION

June 25, 2003
One Texas Center
505 Barton Springs Road
3rd Floor Conference Room

CALL TO ORDER – 6:00 P.M. Commenced 6:12 pm, Adjourned 11:20 pm

Maggie Armstrong, Secretary
ABSENT Michael Casias
Cynthia Medlin, Asst. Secretary
ABSENT Matthew Moore
Lydia Ortiz, Chair
ABSENT Rhonda Pratt
Chris Riley, Vice Chair
Niyanta Spelman
Dave Sullivan, Parliamentarian

A. REGULAR AGENDA

EXECUTIVE SESSION (No public discussion)
The Planning Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The Planning Commission may also announce it will go into Executive Session, if necessary, to receive advice from Legal Counsel regarding any other item on this agenda.

Private Consultation with Attorney – Section 551.071

CITIZEN COMMUNICATION:
1. The first four (4) speakers signed up to speak will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

Karen McGraw, President of Hyde Park NPT, Discussed the proposed local historic district ordinance. The HLC passed a resolution trying to get the revisions—she encourages PC to become more familiar with the proposed local historic district ordinance. It is unfortunate to loose buildings that qualify. Historic zoning is the only tool. The local historic district ordinance is what is needed, in addition to historic zoning.

APPROVAL OF MINUTES

MOTION: APPROVE MINUTES BY CONSENT
VOTE: 6-0 (DS-1st, MA-2nd; RP, MM and MC-absent)

DISCUSSION AND ACTION

Facilitator: Katie Larsen, 974-6413
katie.larsen@ci.austin.tx.us
3. Rezoning: C14H-03-0002 - Hampton Road Calcasieu houses

Location: 3403 Hampton Road, Waller Creek Watershed, Central / combined NPA

Owner/Applicant: Applicant: Historic Landmark Commission; Owner: Nick Cochrane, 3403 Hampton Road, 78705;

Agent: Chris Pezold, 1608 Susan Drive, 78734, 266-7765

Request: From SF-3 to SF-3-H

Staff Rec.: NOT RECOMMENDED

Steve Sadowsky, TPSD staff member, presented the staff recommendation. He described the proposed local historic district ordinance. The proposal would include design guidelines that even new development would have to follow. In response to Commissioner Armstrong’s question about whether the proposed ordinance is similar to Dallas, Texas’ ordinance conservation district, he said the proposed ordinance is along the same idea but slightly different. Staff expects the ordinance to be presented to the Planning Commission in about two months.

FAVOR

Terri Myers, a preservation planner for 18 years, surveys and assesses architectural properties. She would not have a problem nominating these as contributing properties. They are of sufficient age, 50 years or older, been on site for 50 years and represent a unique property. They are duplexes of which there are ten sets in Austin. There used to be scores of them in Austin. They are the work of a significant building company that built many tudor revival properties in Austin. Most importantly, they are contributing properties to a historic district. The loss of the properties would be catastrophic. She wants them preserved for generations to come. The loss of a real historic property to be replaced by a pseudo-historic property is unacceptable. They were moved more than 50 years ago and of the same size and scale in the neighborhood.

Mr. Riley asked if properties are more significant with City of Austin or with national register designation. Ms. Myers said generally speaking, both sets of criteria recognize properties in similar ways. Her opinion is that the properties would meet national register criteria.

Ms. Armstrong asked how she would address the issue of the houses having been moved. If it’s been moved over 50 years ago, it has achieved significant historic status. She would not have thought that they had been moved there.

Ms. Spelman asked about whether or not it is okay for a building does not have a famous person associated with it. Ms. Myers replied that the vast majority are not associated with the movers and shakers. Look more at the architecture and the integrity. Would that be recognizable to the builder? They look very much the same they look like they did when they were built.

Ms. Spelman clarified that these are the best preserved set of the types of development. Ms. Myers said they are a very good example that have architectural features not found on the other sets- these have details not found on others.

Facilitator: Katie Larsen, 974-6413
Katie.Larsen@ci.austin.tx.us
Ms. Medlin asked about how long there has been an effort to preserve the structures. Ms. Myers explain there has there been an on-going effort to preserve neighborhood but efforts to preserve these structures fairly recent.

John Shites, resident of 404 Hampton road, has lived in house for 15 years. The bungalows have been occupied that entire time. Some are occupied now. He said that these bungalows cannot be in a U-shape because of the tree. He worked on the petition. He suggested looking at the properties. Tearing one of them down will affect the tree. He thinks there is a demand for the cottage since near law school.

Susan Moffat said her son goes to Lee Elementary which is down the street from the cottages. She explained the emotional side of the equation- they are fairy-tale cottages, that are important to the kids of Lee Elementary. It is wonderful to get the generation in touch with the past. Why should we value an older building? It comes down to the length of the past. Our past is about working class families, stuffing kids into one bedroom houses, hanging laundry on the oak trees. There is something special about a building as opposed to photographs, silent movies.

Karen McGraw said that the area around Hampton and Harris developed in 1930s. The cottages than part of neighborhood with large homes on large lots in tudor revival styles- the cottages connect the two areas.

Lois Horstman is one of the older members of the neighborhood. Her parents moved there in January 1961. Austin Country Club the oldest west of the Mississippi. It is a unique area. The tree is beautiful. She cannot see the neighborhood without the bungalows.

Robert Taylor that has lived in the area since 1978. His kids went on architectural tour- special because fit well with trees. Everyone of the sets in the City has its own unique character. Amazing because 1) last of the low density, low pressure house. These islands preserve that since of yesterday when things were slower. These houses are part of the same group with some of the more expensive homes. Our neighborhoods will not survive this type of attack. The houses are significant and cannot be replaced.

Colleen Daly says feel that new development and demolition affect historic neighborhood. Support central city neighborhoods trying to maintain historic neighborhood. Describe historic, funky, charming. Every building lost changes the character of the neighborhood.

Rick Iverson, president of North University Neighborhood Association, said there are 8 cottage sets in NUNA. Seven years ago the neighborhood mobilized and had a valid petition against up-zoning for another set. There is another one on Fruth, near Spiderhouse. As it turned out, did not turn out to be a problem to have it near the coffee house.

FAVOR- Did not speak
- Mary Thompson
- Peter Flagg Maxson
- Dean Smith
- Susan Rankin

Facilitator: Katie Larsen, 974-6413
Katie.Larsen@ci.austin.tx.us
AGAINST

Scott, the owner of the houses, said he put a lot of time and money into getting the houses to be moved. Now, all of a sudden the neighborhood is trying to use historic zoning to avoid construction of a superduplex. He read from a letter from his aunt that stated Steve Sadowsky said the houses are not historical and that no facts were needed for the HLC, only emotion. He said his aunt has four dependents and they moving the houses to create rental income. If done earlier, then expenses not been incurred. Are the neighbors protesting going to buy the house? The choice comes down to providing income for several families or preserving what is seen on an evening walk. The bottom line is neighbors will not lose sleep if cottages moved. The houses will be taken care of and his family will be. If they are zoned historic, sleep will be lost by his family.

Ms. Medlin clarified that Scott owns the houses and not the land. Scott said he will relocate them and restore them. The houses will become detached. They will be in a more classic configuration. Ms. Medlin asked if the tree will have to be taken out? Scott replied no, that the hip will be removed. The cottages will be moved to a 3 acre piece of property near Lake Travis.

Scott said the owner of the property is not at the meeting. Scott will lose $10,000 if cannot move houses. He would like to think he could get something back if he sold the houses back to landowner.

Ms. Ortiz asked about the plans for the land after the houses are moved. Scott did not know and said that he did not represent the owner.

FAVOR

David Anderson owns property immediately adjacent to subject property. The neighborhood did not mobilize for the previous re-subdivision of the property, but should have been clear to owner that neighborhood opposed to plan to move the houses.

Ms. Medlin clarified that there was a resubdivision dividing two lots into four. Mr. Anderson stated the tract runs from Hampton Road to Red River, but two of the lots are not part of the case before PC.

Mr. Sadowsky said there was not a deal between the City and the developers. The information Scott received was his initial recommendation. There was not assurance that the demolition would not go without public hearings.

Mr. Riley clarified that the application for a relocation permit does not generally trigger review for HLC review. Mr. Sadowsky said if the building is in the 1984 comprehensive review, the property goes to HLC. He determined after evaluation of the properties that there should be public hearings. Mr. Sadowsky said he did not feel comfortable making it an administrative decision.

Ms. Ortiz stated that the applicant is the HLC and asked when the HLC become the applicant. Mr. Sadowsky said he schedules hearing for HLC to make decision whether to release demolition or relocation permit or proceed with historic zoning.
CLOSED PUBLIC HEARING
VOTE: 6-0 (MA- 1st, DS- 2nd; RP, MM and MC- absent)

Ms. Armstrong- Why not zone properties with historic merit?
Mr. Sadowsky- Must determine what has historic merit. The tool available to determine merit is the Comprehensive 1984 survey.
Ms. Armstrong- Occasionally the Historic Landmark Commission does not recommend historic zoning unless there is an imminent threat to property. It is not unusual to have a case brought forward because of demolition permit.

Ms. Spelman- Why did owner of houses think he had a demolition permit?
Mr. Sadowsky- He applied for a relocation permit, which started this process.
Ms. Spelman- Does the resubdivision have any affect on the case before us today?
Mr. Sadowsky- No.
Ms. Spelman- What affect do you think these two properties would have on a local historic district ordinance?
Mr. Sadowsky- These buildings are rich in historic buildings, and a local district would encompass a large number of properties. Removal of these two duplexes would not affect having the local district.

Ms. Spelman- Mentioned article that said Clarksville National Register district status could be revoked because of the loss of contributing properties.
Mr. Sadowsky- Revocation would require a petition just like to create a district. A government entity cannot just revoke it.

MOTIONS
Mr. Sullivan made motion to recommend historic zoning because of the atmosphere of the neighborhood with the presence of the bungalows. Ms. Armstrong seconded the motion because agrees that good case made for historic merit.

Mr. Riley said he was persuade by community support, but regrets the situation the owner is in, and hopes something works out. It seems the expenses incurred won’t be completely lost.

Ms. Spelman admitted she was unsure, but also persuaded by neighborhood.
Ms. Medlin said she would not support motion, not because she doesn’t value the houses, but opposed to using this as a way to address super-duplexes. The houses would be moved and restored. The homes are not in danger, nor the tree.

Ms. Ortiz said she will have to side with Medlin. There needs to be a tough conversation about density. Mr. Sullivan pointed out that the property is already zoned duplex, and has duplexes that could be expanded.
MOTION: Approve historic zoning.
VOTE: 4-2 (DS-1st, MA-2nd; Lo, CM-opposed; RP, MM and MC- absent) Motion failed.

MOTION: NO RECOMMENDATION.
VOTE: 6-0 (DS- 1st, MA-2nd; RP, MM and MC- opposed)

Facilitator: Katie Larsen, 974-6413
Katie.Larsen@ci.austin.tx.us
Jan. 30, 2003

Dear Austin City Council Members,

Please, take a moment to consider this letter. It is in reference to the 4 single bedroom, attached units of apartments located at 3403 Hampton Rd.

I am a widowed mother of five children, four of whom are still dependent. I have been searching for an investment that would be an annuity for my children's education, as I am in old age. I am 55. To invest these units on other land seemed a perfect way to do this.

With Chris Bozick's help, he is my endeavor, I was able to get sure all things were done correctly - the units were not deemed historical and could be moved - the land has been cleared and prepared - permits are secured - permits are in place. A good deal of my husband's insurance money has been spent. All costs are paid. The four units were moved.

Now, however, at the eleventh hour, there is
On upon from the current neighbor district to move the units. This is not right or fair. From what I understand the units have been not in use for awhile and the land was available. Why was this matter not approached before so many well meaning people got their hopes and general well being tied up to a project that hinges on the decision of the units? Six months ago or earlier would have been the time for the neighbors to contact the Historical Society, when the decision would have been on the units would not be of much impact on a family. Council Members, please take into consideration the timing of this appeal and whether it would make any real moral impact on what these units can not be re-located.

Thank you for your time,

Jamie Clark
697 Oak Circle
Jasper, TX 75951
To: Austin City Council

From: Hancock Neighborhood Association Residents and Property Owners

We, the undersigned residents and owners of property inside a 200-foot radius of the property named above, support historic zoning for the pristine 1930s Calcasieu bungalows situated on it. They are the best examples of only a handful of historic duplexes associated with the Calcasieu Lumber Company. They meet more than half the 13 criteria for historic zoning, and they contribute substantially to the historic character of the neighborhood.

signature                     printed name                     address

Teresa Illma Myers            TERESA LEE MYERS          823 Harris Ave
DEAN SMITH                    DEAN SMITH               822 Harris Ave
Greg Field                    GREG FIELD               821 Harris Ave
Judith Weising               JUDITH SEARCY            821 Harris Ave

Chris W. Musson               SETH G. SEARCY            808 Harris Ave

contact:                     name                     phone
DEAN SMITH                    472-1260
822 Harris Ave
PETITION

To: Austin City Council
From: Hancock Neighborhood Association Residents and Property Owners

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signature         printed name          address
John L. Chaille  John L. Chaille  3404 Hampton Rd.
Lynn R. Davis    Lynn R. Davis    3400 Hampton Rd.
Brian R. Davis   Brian R. Davis   3402 Hampton Rd.

contact:         name                  phone
John L. Chaille  545-5526
3404 Hampton Rd  10 march 2021

signature         printed name          address
...

name
phone
address
date
PETITION

date 31/03 file number __________________________
rezoning request 3403 Hampton Rd

To: Austin City Council

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signature printed name address
Lillian Broussard Lillian Brignac 708 Harris Ave. 
Liz Harwell Harwell 3110 Harris Park Ave. 
Andlira Castainga Anaricia Castainga 717 Landon Ln.
Frank Reubel Frank Reubel 715 Landon Ln. 
Mary Kelly Padua Mary Kelly Padua 716 Landon Lane 
Michael E. Vasquez Michael E. Vasquez 708 Landon Lane 
William M. Cory William M. Cory 711 Landon Ln.

contact: DEAN SMITH 4721260
name 822 HARRIS AVE. phone
address date
PETITION

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signature          printed name          address
Trinidad San Miguel    Trinidad San Miguel       711 Landon Ln.
M.E. Campbell               M.E. Campbell         3210 Fairtex Walks
Martha Earle                                                    714 E. 32nd St.
David Earle                      David Earle         714 E. 32nd St.
Jane Fountain                          Jane Fountain    600 Carolyn Ave
Billie Beckwith                Billie Beckwith  602 Carolyn Ave
Tony Beckwith                   Tony Beckwith  602 Carolyn Ave
Jennifer Johnson               Jennifer Johnson  701 Landon Ln.

contact:  Dean Smith    472 1260
name            phone
822 Harris Ave   2123103
address          date
PETITION

To: Austin City Council

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signature                  printed name                  address
Anna Merjanian            Ana Merjanian                 3219 Hampton Rd.
Jan Reed                   Jan Reed                      3303 Hampton Rd.
Sue Harnden                Susan Harnden                 3213 Hampton Rd.
Burden D. Harnden          Donald D. Harnden              3213 B. Hampton Rd.
April Pohlich              April Pohlich                 3209 Hampton Road
Barth Haney                Barth Haney                   3208 Hampton Rd.
Cathy Blood                Cathy Blood                   3217 1/2 Hampton Rd.
Mark R. Burcher            Mark Burcher                   510 639 St.

contact: John Cheek
name: 457 74 24
phone: 310 9 Hampton
address: 310 9 Hampton
date: 018032
PETITION

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signature

printed name

address

Susan Rankin

SUSAN RANKIN

3216 Harris Park Ave

Mary Thompson

MARY THOMPSON

700 Harris Avenue

Lillian M. Bachichi

LILIAN M. BECKWITH

602 Caroline Ave

Mary Whatley

BART WHATLEY

907 E. 37th

James W. Rohlich

JAMES W. ROHLICH

3209 Hampton Road

Don L. Larson

DON LARSON

100% East 44th St

Linda Guerrero

LINDA GUERRERO

3204 Fairfax Walk 78705

contact: John Smith

name

455-4136

phone

3204 Fairfax Walk

address

23-08-25

date
PETITION

date 3/1/03  file number _______________________
rezoning request 3403 Hampton Rd.

To: Austin City Council

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<table>
<thead>
<tr>
<th>signature</th>
<th>printed name</th>
<th>address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Eliza Kidd</td>
<td>Eliza Kidd</td>
<td>514 East 38 1/2</td>
</tr>
<tr>
<td>Lois Horstmann</td>
<td>Lois Horstmann</td>
<td>838 East 32 8/7</td>
</tr>
</tbody>
</table>

contact: DEAN SMITH  phone 472 1260

822 Harris Ave.