

Zoning Ordinance Approval
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION



AGENDA ITEM NO.: 32
AGENDA DATE: Thu 05/13/2004
PAGE: 1 of 1

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 Transportation, Planning
DEPARTMENT: 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: July 31, 2003

September 25, 2003

October 9, 2003

November 6, 2003

April 1, 2004

ACTION: Postponed at neighborhood's request.
Postponed by Council to allow for mediation between the developer and the neighborhood association.
Postponed by Council to allow for mediation between the developer and the neighborhood association.
Postponed by Council until the first meeting after the Historic Preservation Task Force turns in its report in March, 2004.
Council, on first reading, approved agreement between property owner and neighborhood association to down-zone property from SF-3 to

April 15, 2004

May 13, 2004

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

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

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/DESCRIPTION: 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 Cochran

ADDRESS

7901 Bee Caves, #2, 78746

TELEPHONE

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

ALTERATIONS/ADDITIONS: None.

ORIGINAL OWNER(S): Harry D. Pruett

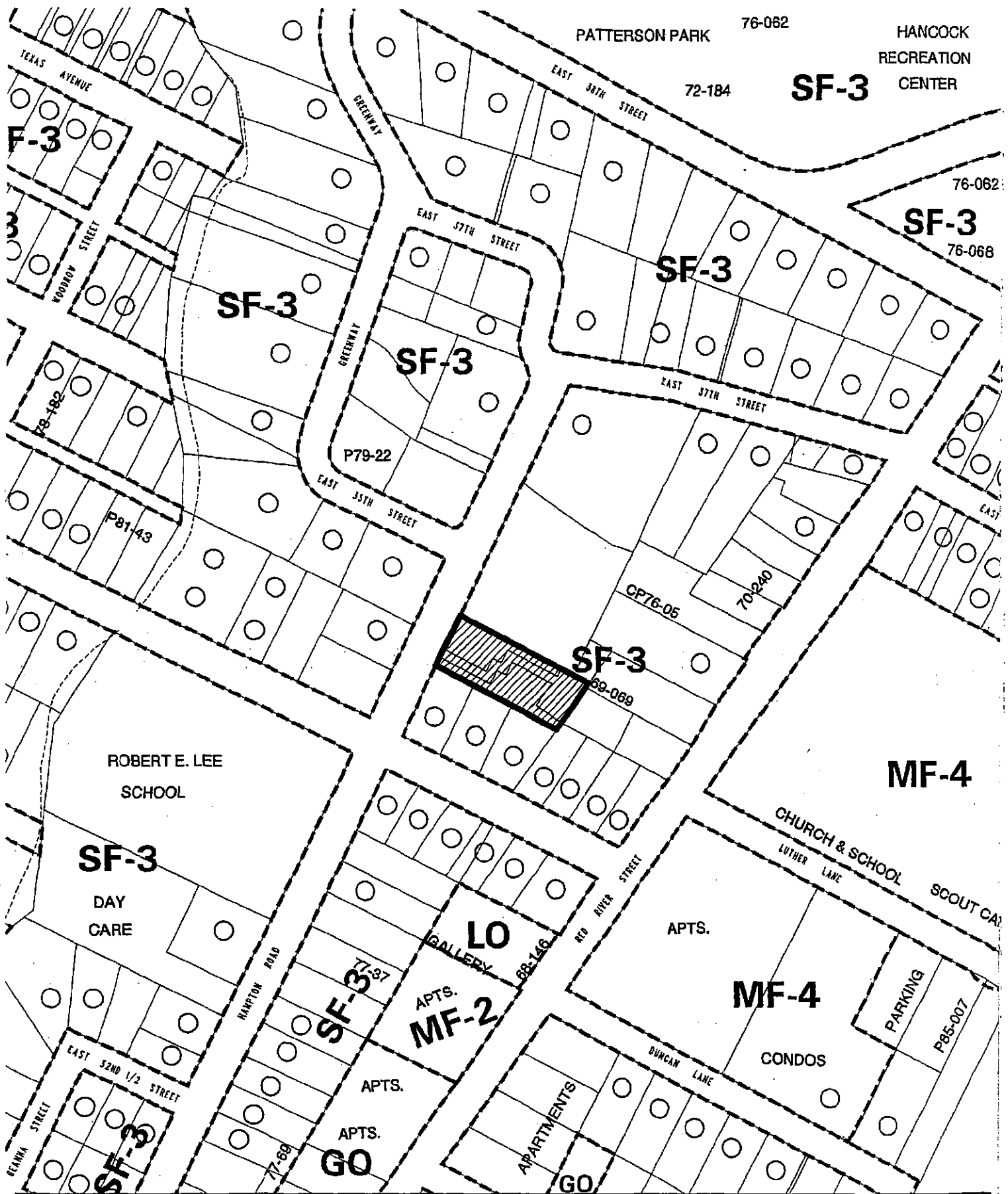
OTHER HISTORICAL DESIGNATIONS:





NATIONAL REGISTER: No

RECORDED TEXAS LANDMARK: No

NATIONAL LANDMARK: No

LOCAL SURVEYS: Yes, but with no priority listed



 <p>1" = 200'</p> <p>SUBJECT TRACT </p> <p>PENDING CASE </p> <p>ZONING BOUNDARY </p> <p>CASE MGR: S. SADOWSKY</p>	<p>HISTORIC ZONING</p> <p>CASE #: C14H-03-0002</p> <p>ADDRESS: 3403 HAMPTON ROAD</p> <p>SUBJECT AREA (acres): N/A</p> <p>DATE: 03-04</p> <p>INTLS: SM</p>	<p>CITY GRID REFERENCE NUMBER</p> <p>K24</p>
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Brown | McCarroll
| L.L.P.

111 Congress Avenue, Suite 1400, Austin, Texas 78701-4043
512-472-5456 fax 512-479-1101
direct (512) 479-1147 nmeadc@mailbmc.com

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.

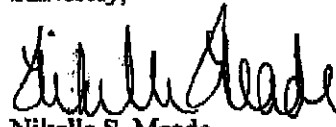
I have discussed the proposal with the property owner, and they will not object to the down-zone to SF-2 if it will resolve the pending zoning case and if the case can be resolved this week without further delay. They agree to this proposal in hopes that it will finally resolve the ongoing objections 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 Shusher
Hon. Council Member Danny Thomas
Brent Allison, Stadler Custom Homes
Mike McHone, M. R. McHone Real Estate

HDP-03-0003
3403 HAMPTON ROAD
APPLICATION FOR A RELOCATION PERMIT



TWO SETS OF CALCASIEU-STYLE DUPLEXES
3403 Hampton Road

CITY OF AUSTIN HISTORIC RESOURCE SURVEY

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

1. County Travis TRA
AU 5. USGS Quad No. 3097-242 Site No. K-24-10
 City/Rural Austin UTM Sector _____
 2. Name _____ 6. Date: Factual _____ Est. 1925
 Address 3403* Hampton 7. Architect/Bullder _____ Contractor _____
 3. Owner _____ 8. Style/Type _____
 Address _____ 9. Original Use _____
 4. Block/Lot _____ Present Use _____
 10. Description 1 story frame residence

 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

PHOTO DATA

TNRIS No. _____ Old THC Code _____
☐ RTHL ☐ HABS (no.) ☐ TEX _____
 NR: ☐ Individual ☐ Historic District
☐ Thematic ☐ Multiple-Resource
 NR File Name _____

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

Other _____

YEAR	DRWR	ROLL	FRAME		ROLL	FRAME
		45	9	to	45	10
				to		
				to		

Tax Parcel # _____

Original Owner _____

PHYSICAL CONDITION:

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

PRESERVATION INDEX:

_____ City Zoning
 _____ Priority Research

COMMENTS:

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).

**CITY OF AUSTIN HISTORIC LANDMARK COMMISSION
MARCH 17, 2003**

IHZ-03-0001, 3403 HAMPTON ROAD

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. MIKE MCHONE, REPRESENTING THE OWNER, PROVIDED THE COMMISSION WITH THE HISTORY OF THE PROJECT FROM THE PURCHASE OF THE PROPERTY IN 2000.

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.

**CITY OF AUSTIN HISTORIC LANDMARK COMMISSION
MARCH 17, 2003**

IHZ-03-0001, 3403 HAMPTON ROAD

**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 6:12pm, Adjourned 11:20pm

____ Maggie Armstrong, Secretary

____ ABSENT ____ Rhonda Pratt

____ ABSENT ____ Michael Casias

____ Chris Riley, Vice Chair

____ Cynthia Medlin, Asst. Secretary

____ Niyanta Spelman

____ ABSENT ____ Matthew Moore

____ Dave Sullivan, Parliamentarian

____ Lydia Ortiz, Chair

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 lose 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

2. Approval of minutes from June 11, 2003.

MOTION: APPROVE MINUTES BY CONSENT

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

DISCUSSION AND ACTION

- 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**
Staff: 974-6454, steve.sadowsky@ci.austin.tx.us
Transportation Planning and Sustainability

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 its 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.

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

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 persuaded 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)

Jan 30, 2003

Dear Austin City Council Members,

Please, take a moment to consider this letter that 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 dependents. I have been searching for an investment that would be an annuity for my children's education, and for my old age. I am 55. To restore these units on other land seemed a perfect way to do this. With Chris Pezold's help, he is my Dodson, I was able to be sure all things were done correctly - the units were not deemed historical and could be moved - the land has been cleared and prepared - finances are secured - permits are in place. A good deal of my husband's insurance money has been spent. All with the good faith that the four units were moveable. Now, however, at the eleventh hour there is

an uproar from the current
neighborhood not 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
financial well-being tied up
to a project that hinges
on the relocation of these
units? Six months ago or
earlier would have been the
time for the neighbors to contact
the Historical Society, when
the decision, whatever it be,
on the units would not be of
such impact on a family.
Council Members, please
take into consideration the
timing of this appeal, and
what a financial and
moral impact will come about
if these units can not be
re-located.

Thank you for your time,

Jamie Clark
697 Red Bud Ln.
Gasper, Tx 75951

1
PETITION

date 2/23/03 file number _____

rezoning request 3403 HAMPTON RD

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 Lee Myers TERESA LEE MYERS 823 HARRIS AVE

Dean Smith DEAN SMITH 822 HARRIS AVE

Greg Flaig GREG FLAIG 822 HARRIS AVE

Judith H. Searcy JUDITH H. SEARCY 821 HARRIS AVE

Seth S. Searcy SETH S. SEARCY "

Chris W. Munson CHRIS W. MUNSON 808 HARRIS AVE

contact: DEAN SMITH 472-1260

name

phone

822 HARRIS AVE 2/23/03

address

date

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printed name

address

<u>John L. Chaille</u>	<u>John L. Chaille</u>	<u>3404 Hampton Rd.</u>
<u>Lynn R. Davis</u>	<u>Lynn R. Davis</u>	<u>3400 Hampton Rd.</u>
<u>Brian R. Davis</u>	<u>Brian R. Davis</u>	<u>3400 Hampton Rd.</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

contact:

John Chaille

name

995 9526

phone

3404 Hampton

address

10 4 2002

date

PETITION

date 3/1/03 file number _____

rezoning request 3403 Hampton Rd

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signature	printed name	address
<u>Lillian Briggs</u>	<u>Lillian Briggs</u>	<u>708 Harris Ave</u>
<u>Lisa Harvell</u>	<u>Lisa Harvell</u>	<u>3110 Harris Park Ave</u>
<u>Ana Lucia Castañeda</u>	<u>Ana Lucia Castañeda</u>	<u>717 Landon Ln.</u>
<u>Frank Feuerbacher</u>	<u>Frank Feuerbacher</u>	<u>715 Landon Ln</u>
<u>Shelly B. Smith</u>	<u>SHELLY B. SMITH</u>	<u>715 Landon Ln</u>
<u>Mary Kelly Pauwels</u>	<u>Mary Kelly Pauwels</u>	<u>716 Landon Lane</u>
<u>Michael E. Vasquez</u>	<u>MICHAEL E. VASQUEZ</u>	<u>708 Landon Lane</u>
<u>William M. Cory</u>	<u>William M. Cory</u>	<u>711 Landon Ln.</u>

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

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<u>Trinidad San Miguel</u>	<u>Trinidad San Miguel</u>	<u>711 Landon Ln.</u>
<u>ME Campbell</u>	<u>ME Campbell</u>	<u>3210 Fairfax Walk</u>
<u>Martha Earle</u>	<u>Martha Earle</u>	<u>714 E. 32nd St.</u>
<u>David Earle</u>	<u>David Earle</u>	<u>714 E. 32nd St.</u>
<u>Jane Fountain</u>	<u>Jane Fountain</u>	<u>600 Carolyn Ave</u>
<u>Lillian Beckwith</u>	<u>LILLIAN BECKWITH</u>	<u>602 Carolyn Ave</u>
<u>Tony Beckwith</u>	<u>TONY BECKWITH</u>	<u>602 CAROLYN AVE</u>
<u>Jenny R Johnson</u>	<u>Jenny R Johnson</u>	<u>701 Landon Ln</u>

contact: Dean Smith 4721260
name phone
822 Harris Ave 2/23/03
address date

PETITION

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signature

printed name

address

<u>Ara Merjanian</u>	<u>Ara Merjanian</u>	<u>3211 Hampton Rd.</u>
<u>Jan Reed</u>	<u>Jan Reed</u>	<u>3303 Hampton Rd.</u>
<u>Susan Harnden</u>	<u>Susan Harnden</u>	<u>3213 Hampton Rd.</u>
<u>Donald D. Harnden</u>	<u>Donald D. Harnden</u>	<u>3213 B. Hampton Rd.</u>
<u>April Rohlich</u>	<u>April Rohlich</u>	<u>3209 Hampton Road</u>
<u>Barth Tamm</u>	<u>Barth Tamm</u>	<u>3208 Hampton Rd.</u>
<u>Cathy J. Blood</u>	<u>Cathy Blood</u>	<u>3217 1/2 Hampton Rd.</u>
<u>Maria H. Burch</u>	<u>MARIA BURCH</u>	<u>510 E 39th St.</u>

contact: John Chaffin

name

phone

address

date

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signature	printed name	address
<u>[Signature]</u>	<u>SUSAN RANKIN</u>	<u>3216 Harris Park Av</u>
<u>[Signature]</u>	<u>MARY THOMPSON</u>	<u>700 Harris Avenue</u>
<u>[Signature]</u>	<u>Lillian M. Beckwith</u>	<u>602 CAROLYN AVE.</u>
<u>[Signature]</u>	<u>Bart Whitley</u>	<u>907 E. 37th</u>
<u>[Signature]</u>	<u>James W. Rohlich</u>	<u>3209 Hampton Road</u>
<u>[Signature]</u>	<u>DOAN LARSON</u>	<u>1008 East 44th St.</u>
<u>[Signature]</u>	<u>Linda Guerrero</u>	<u>3204 Fairfax Walk 78705</u>

contact: [Signature] 459-9126
name phone
3400 [Signature] W. [Signature]
address date

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signature	printed name	address
<u>Elise Kidd</u>	<u>Elise Kidd</u>	<u>514 East 38 1/2</u>
<u>Lois Horstmann</u>	<u>Lois Horstmann</u>	<u>838 East 37 St.</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

contact: DEAN SMITH 472.1260
name phone
822 Harris Ave.
address date