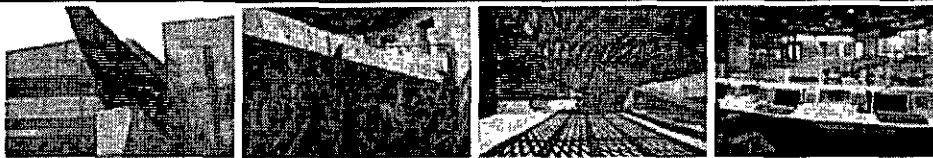


A U S T I N C I T Y C O U N C I L

AGENDA

Thursday, December 14, 2006

+ Back Print

**Zoning and Neighborhood Plan Amendments
(Public Hearings and Possible Action)
RECOMMENDATION FOR COUNCIL ACTION****ITEM No. 72**

Subject: C14H-06-0035 – A.D. and Mae Bolm House - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 2309 Windsor Road (Shoal Creek Watershed) from family residence (SF-3) district zoning to family residence-historic (SF-3-H) combining district zoning. Staff recommendation: To grant family residence-historic (SF-3-H) combining district zoning. Historic Landmark Commission recommendation: To grant family residence-historic (SF-3-H) combining district zoning. Zoning and Platting Commission recommendation: To grant family residence-historic (SF-3-H) combining district zoning. Applicant and Agent: Dr. William and Nicole Kessler. City Staff: Steve Sadowsky, 974-6454

Additional Backup Material

(click to open)

Staff Report**For More Information:**

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-06-0035

HLC DATE:

October 23, 2006

ZAP DATE:

December 5, 2006

APPLICANT: William and Nicole Kessler

HISTORIC NAME: Arthur D. (A.D.) and Mae Bolm House

WATERSHED: Shoal Creek

ADDRESS OF PROPOSED ZONING CHANGE: 2309 Windsor Road

ZONING FROM: SF-3

TO: SF-3-H

SUMMARY STAFF RECOMMENDATION: Staff recommends the proposed zoning change from single family residence (SF-3) district zoning to single family residence – Historic (SF-3-H) combining district zoning.

HISTORIC LANDMARK COMMISSION ACTION: Recommended the proposed zoning change from single family residence (SF-3) district zoning to single family residence – Historic (SF-3-H) combining district zoning. Vote: 9-0.

ZONING AND PLATTING COMMISSION ACTION: Recommended the proposed zoning change from single family residence (SF-3) district zoning to single family residence – Historic (SF-3-H) combining district zoning. Vote: 8-0 (Jackson absent)

DEPARTMENT COMMENTS: The A.D. and Mae Bolm House is outside the bounds of the Comprehensive Cultural Resources Survey (1984).

CITY COUNCIL DATE:

ACTION:

ORDINANCE READINGS: 1ST, 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: Pemberton Heights Neighborhood Association

BASIS FOR RECOMMENDATION:

The ca. 1929 A.D. and Mae Bolm House is an excellent example of Tudor Revival residential architecture, designed by prominent Austin architect Hugo Kuehne, with details by artisans Peter Mansbendel and Fortunat Weigl. The house was built for A.D. Bolm, a prominent local businessman who operated Austin Laundry and Dry Cleaning.

Architecture:

The Bolm House was designed by prominent local architect Hugo Kuehne (1884-1963) as one of the most elaborate, state-of-the-art homes of its time. The house is an excellent example of Tudor Revival residential architecture, with the steeply-pitched roof, false half-timbering, and leaded glass, diamond-paned windows typifying the style.

The Tudor Revival style was perhaps the most popular of the revival styles of the 1920s. Based loosely on the Tudor-period homes of England, Tudor Revival houses featured steeply-pitched roofs, stucco or brick exteriors, false half-timbering, and other "English cottage" details such as diamond-paned leaded windows. The Bolm House embodies all of the distinctive features of Tudor Revival architecture of the 1920s.

Historical Associations.

Arthur D. (A.D.) and Mae Bolm purchased this property in 1929 and hired Hugo Duehne to design the current house. Born in Truesdale, Missouri in 1886, Bolm grew up in St. Louis, and began work as a shoe salesman. He married Mae Bosche in St. Louis in 1908; they moved to Austin in 1915 when Mae's uncle Phil Bosche bought the Austin Laundry and Dry Cleaning Company on Lavaca Street. A.D. worked at the Austin Laundry and Dry Cleaning Company while Mae worked at Bosche's Troy Laundry at 804 Congress Avenue (in the landmarked Bosche Building). A.D. bought out Phil Bosche in 1923; he and Mae worked to make their laundry business the biggest in Austin. The Bolms purchased a ranch southeast of Austin in 1925 to graze sheep and cattle; Bolm Road is named for the family and the ranch. The Bolms also purchased many investment properties throughout the city as well as surrounding farming acreages, which they developed and sold. Mae died in 1963; A.D. died in 1964. The house remained in the Bolm family hands until 2003, when it was sold to the current owners, William and Nicole Kessler.

PARCEL NO.: 01130103120000

LEGAL DESCRIPTION: Lot 11, less the north triangle, Enfield "D".

ANNUAL TAX ABATEMENT: \$13,787 (owner-occupied); city portion: \$2,306
(50% of city taxes)

APPRAISED VALUE: \$1,041,252

PRESENT USE: Residence

CONDITION: Excellent

PRESENT OWNER

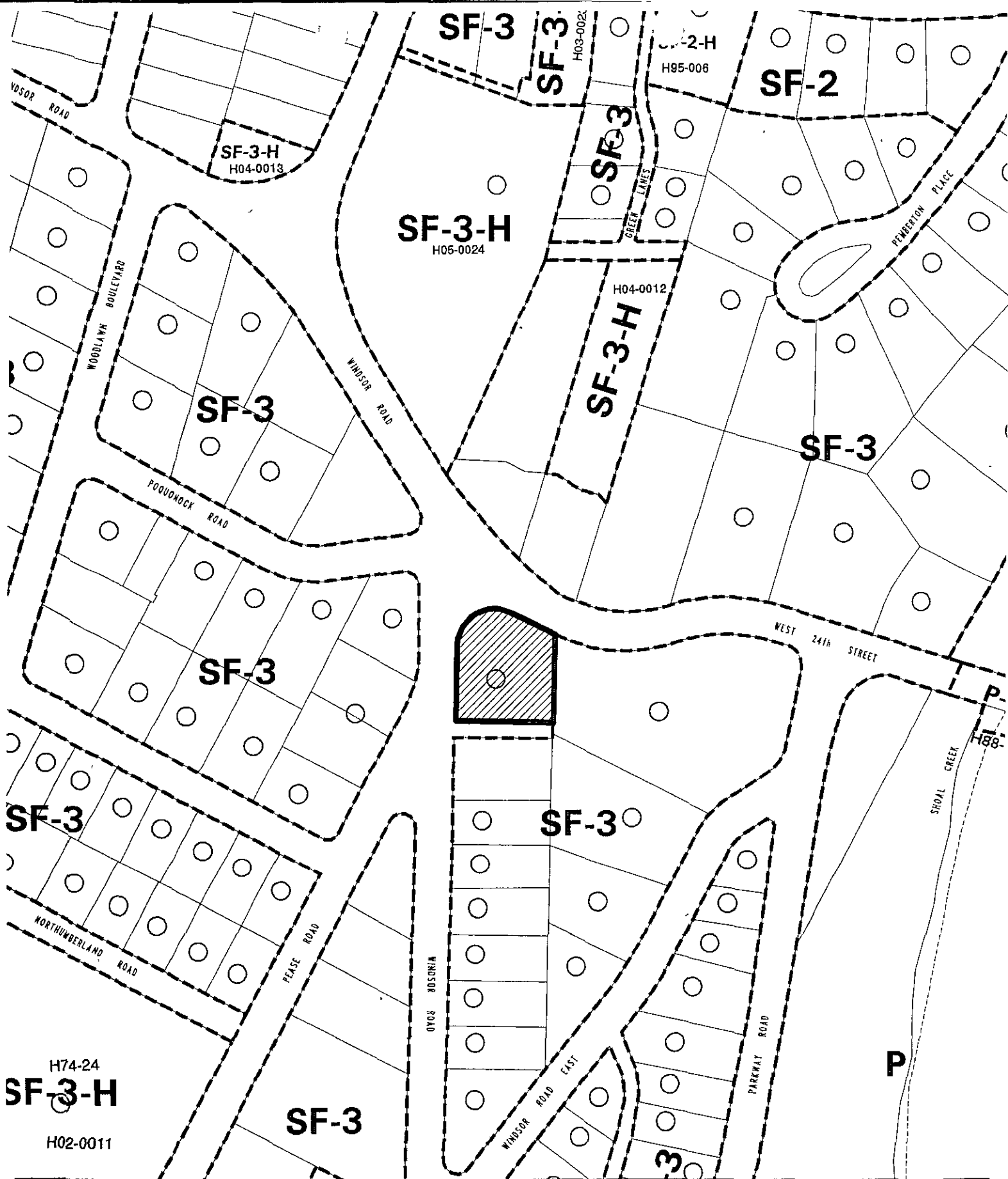
William and Nicole Kessler
2309 Windsor Road
Austin, Texas 78703


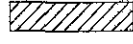

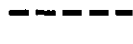
DATE BUILT: ca. 1929

ALTERATIONS/ADDITIONS: Non-historic rear additions removed, 2005; restoration of original house still underway.

ORIGINAL OWNER(S): A.D. and Mae Bolm (1929)

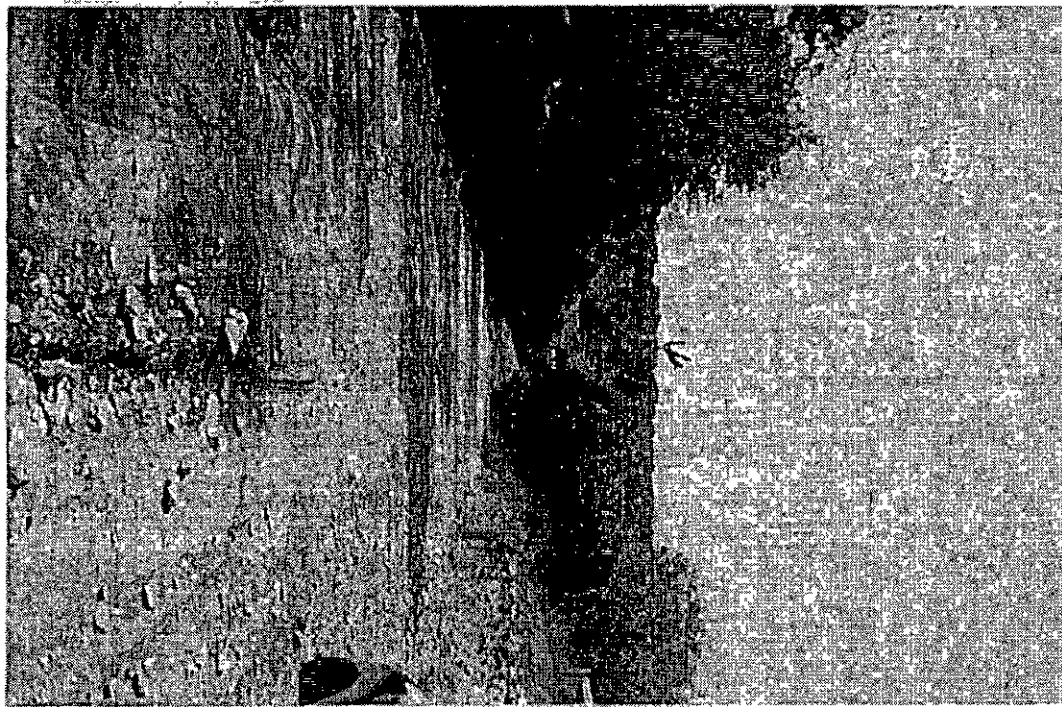
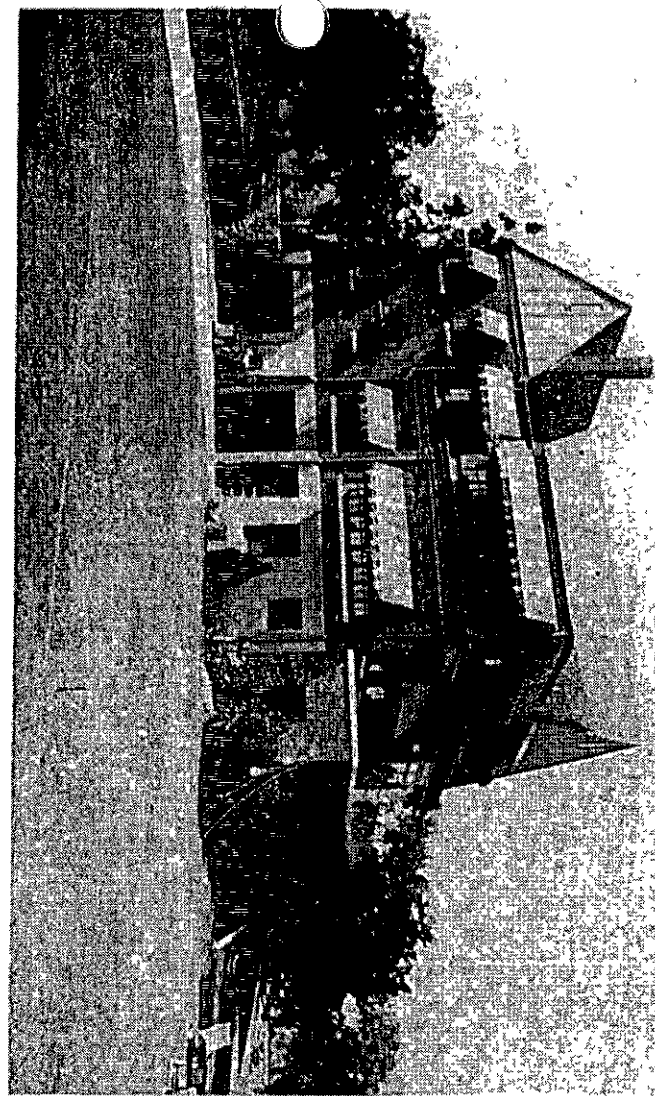
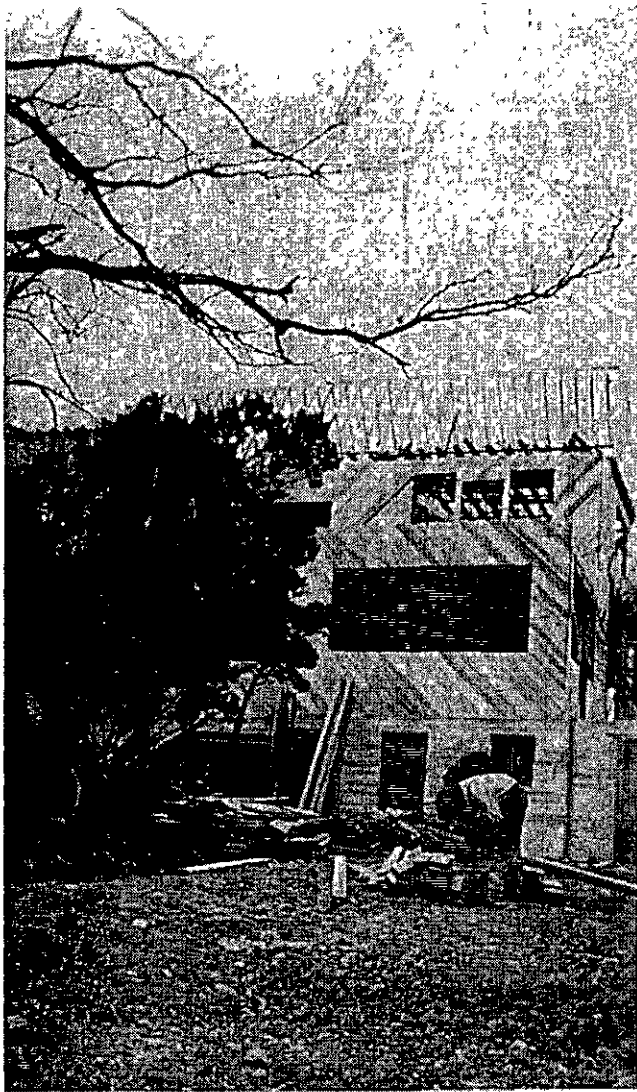
OTHER HISTORICAL DESIGNATIONS: None



 1" = 200'	SUBJECT TRACT		HISTORIC ZONING		CITY GRID REFERENCE NUMBER H24
	PENDING CASE		CASE #: C14H-06-0035		
	ZONING BOUNDARY		ADDRESS: 2309 WINDSOR RD		
	CASE MGR: S. SADOWSKY		DATE: 06-10		
	SUBJECT AREA (acres): N/A		INTLS: SM		



A.D. and Mae Bolm House
2309 Windsor Road
ca. 1929





F.1: Historical Documentation—Deed Chronology

Deed Research for 2309 Windsor Road

Transaction	Vol./Page
A.D. Bolm Lot 11, Enfield D Release filed on Lot 12 June 24, 1932 Two notes written transfer	Vol. 522/Page 179
Mary Ann Bailey Instrument # 7024332 Designation of Homestead March 17, 1988	Vol. 10618/Page 117
Mary Ann Bailey/Lloyd Provost Warranty Deed Instrument # 5062149 July 1, 1992	Vol. 11719/Page 2140
Lloyd Provost/Mary Ann Bailey Deed of Trust Instrument # 5062150 July 1, 1992	Vol. 11719/Page 2144
William Kessler/Lloyd Provost Deed of Trust Instrument # 2003192728 August 18, 2003	

F.2: Historical Documentation—Occupancy History

Occupancy Research for 2309 Windsor Road

Year	Occupant Name and Reference	Source
1930-31	A.D. Bolm Austin Laundry and Dry Cleaning Owner: b: 1514 Lavaca	City Directory: Street/Avenue Guides Directory of Householders
1968	Mary Ann and James D. King Salesperson Louis Shanks Furniture	City Directory
1970	Mary Ann and Bob Bailey Bob J. Bailey Company (Insurance and real estate) b. 4400 N. Lamar	City Directory
1992	Lloyd and Judy Provost Real estate Investments Mathematician/Statistician	Cited by Seller
2003	William and Nicole Kessler Cardio/Thoracic surgeon Real estate broker	Current owners

2309 Windsor Road

Historical Narrative

Originally commissioned by Arthur Daniel Bolm, the home at 2309 Windsor was completed in 1929. Renowned architect Hugo Kuhne headed the project to design and build one of the most elaborate, state-of-the-art homes of its time. Mr. Kuhne is also credited with the design and civil engineering of the surrounding neighborhoods. The home is designed in classic Tudor style with extremely detailed architectural features. Gifted local artisans such as Peter Mansbendel and Fortunat Weigel contributed extensively to the project, creating one of the most unique homes in Austin.

A.D. Bolm is an historically significant figure in Austin on many levels. Formerly a shoe salesman, Mr. Bolm came to own and run Austin Laundry and Dry Cleaning. He would also acquire acreages outside of Austin, including portions of original land grants from Mexico, which would make up the Bolm Ranch. The family ran a successful cattle ranch from this sight for many years as well as distant farming endeavors as far away as the valley. Original parts of the home on Windsor would later be used at the ranch house including the original windows. Bolm road which exists today originally was the road to the ranch, crossing the Colorado River at one time. Lands were leased to Capital Aggregates, creating yet another source of income. The Bolm family would also come to acquire significant real estate holdings throughout the city.

The sight of the home at 2309 Windsor is high atop a hill, overlooking the city, The University of Texas and Pease Park. The original surrounding roads were dirt and not frequently traveled. In fact, the large retaining wall at the front of the home fell into 24th street, blocking it for nearly a year. The property also had a stable which has now been replaced by a home next door.

Vastly ahead of its time, the home was designed with many features which made it unique. Waste could be disposed of from a state-of-the-art kitchen, and from other areas of the house into a "Kernerator", a type of perpetual incinerator. The three story design allowed the advantages of a partial basement, housing a heating system as well as spectacular views of the Capital. The home was built with a concrete footing system that was a new and advanced form of foundation engineering. The primary 2 living levels of the home were situated on solid concrete walls that were placed on top of the perimeter footers. This was very different from the standard wooden pier and beam foundations which were primarily used during this time period.

The partial basement housed a large boiler room, carriage garage and a servant's quarters. The boiler system was state of the art. The home had a form of central air and heat unlike any home in the area. The boiler circulated forced heat through the home and another fan system forced fresh air to circulate as well. Even the master shower was uniquely advanced; it housed an overhead sprayer as well as body sprays on two sides as to hit both front and back!

The exterior of the home is constructed with a beautiful, solid brick from Elgin-Butler. The brick has large mineral deposits and was painstakingly hand raked on 3 sides. The chimney is built out of local limestone and features one of the home's most interesting elements: a Peter Mansbendel, bas relief, hand carved gnome that acts as a cornerstone. The terrace wall is also capped in hand chipped limestone which measures over 6" thick. The front door features hand wrought iron detailing, door knocker and entry hardware that was crafted by Weigl and contains a small leaded glass window for viewing visitors. Beautiful Tudor Diamond leaded glass windows also grace the bay window of the formal living room and the Master bath windows which are on the front of the home.

This home was lovingly kept in the family through 1992. Mr. Bolm and his wife Mae lived in the home until the 60's at which time it was passed the home down to his Granddaughter, Mary Ann Bailey. She raised her children in the home and with much resistance from the family, sold the home in 1992. During the Bolm family's ownership, many alterations were made to the home. In the 30's the Master porch was enclosed and became a sun room. An elevator was added in the 50's which dramatically altered the grand entry and stairs. In the 60's a fourth floor bedroom and bath was added to the South/East rear portion of the home. A pool was added at some point and many versions of landscaping, walkways and driveways were added and removed over their occupancy. Mainly it was said that the Bailey's were frugal people and "did not spend a penny to maintain the home".

Lloyd and Judy Provost purchased the home in 1992. They too did not do much to maintain the home. Although, it was in much need of repair when they purchased the property, it remained in a deteriorating condition through 2003.

Purchased by William and Nicole Kessler in 2003, plans began to renovate and restore the home to its original grandeur. The project has taken almost 3 years. The Kessler's plan to raise their family in this exceptional home and hope that it will be seen as a prime example of Historic Renovation in the City of Austin.



FEB. 1, 1957

Arthur and Mae Bolm

Cleaning Head



A. D. BOLM

Twenty-five years ago the Austin Laundry and Dry Cleaning company, with A. D. Bolm at its head, came into existence. In the intervening years the company has grown and prospered. The Austin Laundry and Dry Cleaning company is now recognized as one of the largest and finest equipped in the South.

Associated with Mr. Bolm in the management and direction of various departments are: J. F. Yeates, general manager; Julius Schutze, office manager; Ben Bolm, laundry superintendent; and Pleaman S. Neal, superintendent of the dry cleaning department.

Recent addition of a wing to the original laundry building has greatly speeded-up facilities for efficient handling of drive-in laundry and dry cleaning business.

After May 25, 1941

Austin Laundry Is Modern Shop

Twenty-one fast delivery trucks rushing dirty shirts to the laundry and clean shirts home are a far cry from the few delivery buggies the Austin Laundry and Dry Cleaning company used when it started here back in 1914.

When the laundry opened, spanking bays and grays did the delivery work and 15 employees did the washing and ironing.

Times have changed since the stiff collar days. The little 40 by 100 laundry has grown to a service institution a block long and one-half block wide, hiring many employees and 21 route salesmen. It is located at 1514 Lavaca.

The plant is operated by A. D. Bolm, who started the institution.

Continual Replacing

"The story behind the Austin Laundry and Dry Cleaning company is a series of successive steps," states Mr. Bolm. "There has been a continual changing and replacing of new equipment that enables us to give a better and more efficient laundry service to our customers."

Mr. Bolm also stated that the method of restoring clothes has perhaps been the biggest change in the laundry service today. The old wash room of 1914 has turned into a laboratory for cleaning clothes correctly, he said. Early in January this year he announced that the Austin Laundry and Dry Cleaning company had been accepted as a licensed Duritone cleaner.

Duritone, Mr. Bolm said, is a process of cleaning clothes with the least wear and tear on materials, and still give a white and lustrous appearance that will assure longer wear and service.

Under the same management the company operates a modern and completely equipped dry cleaning plant where suits and dresses are expertly cleaned and pressed.



Man, here's real neck-joy!

Semi-soft collars that are circles of smart, fresh whiteness! — your collars can actually be kept that way if you have us launder them our modern way. We douse 'em and souse 'em in pure suds until stain and soil are completely gone. Then we give them a smooth, soft finish and trim shapeliness by ironing them between padded rollers. The cost is slight. Phone and we'll call.

We Do Family Washing

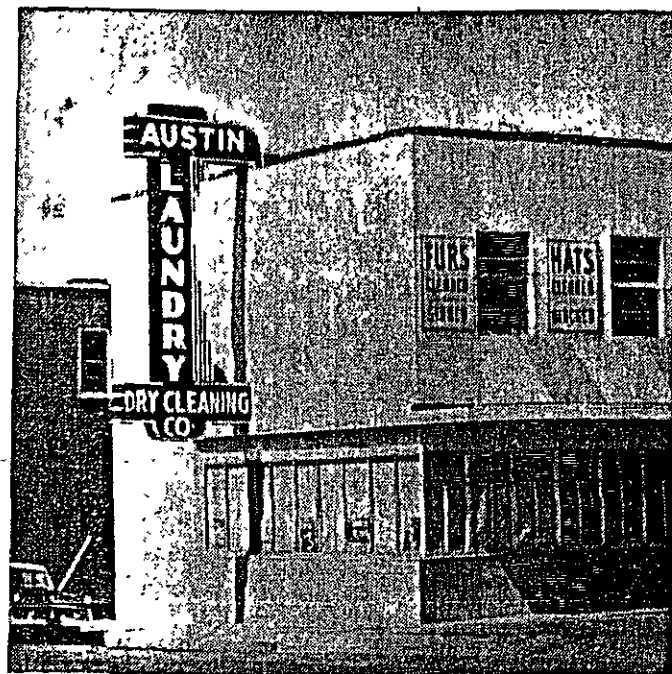
Austin Laundry & Dry Cleaning Co.

Dial 3566

AF-1800(3)

35/9/6

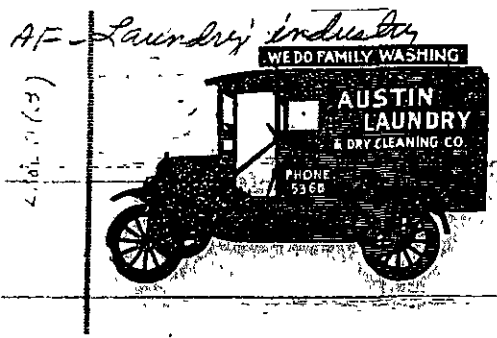
Austin History Center * Austin Public Library



Austin American-United Press

Austin Laundry and Dry Cleaning Company, started in 1890, now occupies half a block and is one of the largest such firms in the state, according to Jim Yates, executive vice president. Part of the establishment is shown here. The firm has experienced a tremendous growth in the rental service phase of its business which includes 53 items serviced to points 150 miles from the Capital City.

8410)



Nov. 24, 1925

A. APPLICATION FOR HISTORIC ZONING

OK to go
SS 9-28-06

PROJECT INFORMATION:

DEPARTMENTAL USE ONLY	
APPLICATION DATE: <u>10/02/06</u>	FILE NUMBER(S): <u>C14H-06-0032</u>
TENTATIVE HLC DATE: _____	
TENTATIVE PC or ZAP DATE: _____	
TENTATIVE CC DATE: _____	
CASE MANAGER: <u>SWJ</u>	CITY INITIATED: YES / NO
APPLICATION ACCEPTED BY: <u>SWJ</u>	ROLLBACK: YES/NO

BASIC PROJECT DATA:

1. OWNER'S NAME: William F. Kessler and Nicole B. Kessler

2. PROJECT NAME: Bolm-Kessler

3. PROJECT STREET ADDRESS (or Range): 2309 Windsor Road

ZIP: 78703 COUNTY: Travis

IF PROJECT ADDRESS CANNOT BE DEFINED ABOVE:
 LOCATED _____ FRONTAGE FEET ALONG THE N. S. E. W. (CIRCLE ONE) SIDE OF
 (ROAD NAME PROPERTY FRONTS ONTO), WHICH IS
 APPROXIMATELY _____ DISTANCE FROM ITS
 INTERSECTION WITH _____ CROSS STREET.

AREA TO BE REZONED:

4. ACRES .6837 (OR) SQ.FT. _____

5. ZONING AND LAND USE INFORMATION:

EXISTING ZONING	EXISTING USE	TRACT# (IF MORE THAN 1)	ACRES / SQ. FT	PROPOSED USE	PROPOSED ZONING
<u>Single Family A-1</u>	<u>Residence</u>	_____	<u>.6837</u>	<u>Residence</u>	<u>Single Family - Historic</u>
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

RELATED CURRENT CASES:

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

PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):

10a. SUBDIVISION REFERENCE Name: <u>Enfield D</u>			
Block(s)	Lot(s)	Page	Outlot(s)
<u>3</u>	<u>11</u>	<u>158</u>	
Plat Book <u>3</u> Number <u>158</u>			
10b. METES AND BOUNDS (Attach two copies of certified field notes if subdivision reference is not available or zoning includes partial lots)			
<u>*less 0 TRI Enfield D</u>			

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

11. VOLUME: <u>FILE: 2003/9272TR</u>	PAGE: <u>0000000000</u>	TAX PARCEL I.D. NO <u>01130103120000</u>
<u>DATE: 15 Aug. 2003</u>		

OTHER PROVISIONS:

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

OWNERSHIP TYPE:

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

OWNER INFORMATION:

16. OWNER CONTACT INFORMATION	
SIGNATURE: <u>[Signature]</u>	NAME <u>William F. + Nicole B. Kessler</u>
FIRM NAME: _____	TELEPHONE NUMBER: <u>512.657.3939</u>
STREET ADDRESS <u>3108 West Quenue.</u>	
CITY: <u>AUSTIN</u>	STATE: <u>Tx.</u> ZIP CODE <u>78705</u>
EMAIL ADDRESS: <u>Nicoleb@txs.net</u>	

AGENT INFORMATION (IF APPLICABLE):

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

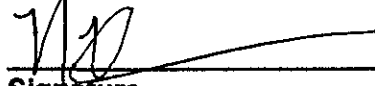
DEPARTMENTAL USE ONLY: _____

D. SUBMITTAL VERIFICATION AND INSPECTION AUTHORIZATION

SUBMITTAL VERIFICATION

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

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

 9-25-06
Signature Date


Nicole Kessler
Name (Typed or Printed)

Firm (If applicable)

INSPECTION AUTHORIZATION

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

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

 9-25-06
Signature Date

Nicole Kessler
Name (Typed or Printed)

Firm (If applicable)

E. ACKNOWLEDGMENT FORM

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

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

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

2309 Windsor Road - Lot 11 (50%) *less N tri Enfield D
(Address or Legal Description)

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

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

NK
(Applicant's signature)

9-25-06

(Date)

FEE \$	<div style="font-size: 2em; font-family: cursive;">50.11</div>	TAX CERTIFICATE TEXAS TAX COMPANY 1515 CAPITOL OF TEXAS HWY SOUTH SUITE 500 AUSTIN, TX 78746
CUST: TEXAS TAX COMPANY BRANCH: CO CORPORATE OFFICE GF#: 2422004035 CLOSER: MM ORDER TYPE: A-3 SUBTYPE: R DATE: 09/28/06		

CAD ACCOUNT NUMBER SUMMARY

01-1301-0312-0000	01-1301-0312-0001
-------------------	-------------------

SUMMARY OF ALL ACCOUNT(S)

	SUMMARY OF CURRENT YEAR		SUMMARY OF ALL TAXES DUE	
	TAX YEAR	BASE TAX	DUE 09/06	DUE 10/06
TRAVIS COUNTY	2005	3,898.24	0.00	0.00
CITY OF AUSTIN	2005	3,322.50	0.00	0.00
ISD - AUSTIN	2005	11,929.05	0.00	0.00
AUSTIN COMMUNITY COLLEGE	2005	738.29	0.00	0.00
TOTAL TAX		19,888.08	0.00	0.00

*****COMMENTS*****CAUTION*****READ BEFORE CLOSING*****

TRAVIS COUNTY	- TAX RATE INCLUDES TRAVIS CO HOSPITAL DISTRICT
CITY OF AUSTIN	- ALL CITY OF AUSTIN PROPERTY WILL BE TAXED FOR AUSTIN COMMUNITY COLLEGE FOR 2006

01 02 03 68

AT6/TT1

CAD# 01-1301-0312-0000
 DESC LOT 11 *LESS N TRI ENFIELD D ABST/SUB ID S04294
 SITUS 2309 WINDSOR RD 02
 MAIL 2309 WINDSOR DR AUSTIN TX 78703

ASSESSED OWNER(S)

KESSLER WILLIAM & NICOLE BELL

2006 ASSESSED VALUES

LAND	568,750
IMPROVEMENT	472,502
MARKET VALUE	1,041,252
DEFERRED VALUE	103,776
SPECIAL VALUE	937,476

HOMESTEAD CAP APPLIES

TAX ENTITY INFORMATION

TRAVIS COUNTY	PAYMENTS AS OF	09/20/06
P O BOX 149328 AUSTIN TX 78714-9328	05 TAX RATE	0.5772000
PHONE 512-854-9473	W/O EXEMPT	6,010.11
EXEMPTIONS HMS	YR	BASE TAX
AC# 010874	05	1,723.05
		BASE DUE 0.00
		DUE 09/06 *** PAID 12/31/05 ***
	SUBTOTAL	1,723.05
		BASE DUE 0.00
		DUE 09/06 0.00
		DUE 10/06 0.00