

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



**AGENDA ITEM NO.: Z-6
AGENDA DATE: Thu 05/19/2005
PAGE: 1 of 1**

SUBJECT: C14H-05-0003 – Orsay-Koch-Hegman House. Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 903 Neches Street from multi-family residence moderate high density (MF-4) district zoning to multi-family residence – historic (MF-4-H) combining district zoning. Historic Landmark Commission Recommendation: To grant multi-family residence moderate high density – historic (MF-4-H) combining district zoning. Zoning and Platting Commission Recommendation: To grant multi-family residence moderate high density – historic (MF-4-H) combining district zoning. Applicant: Historic Landmark Commission. City Staff: Steve Sadowsky, Historic Preservation Office, Neighborhood Planning and Zoning Department, 974-6454.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Alice Glasco

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-05-0003

HLC DATE: February 28, 2005
March 28, 2005

ZAP DATE: April 19, 2005

AREA: 4,217 square feet

APPLICANT: Historic Landmark Commission

HISTORIC NAME: Orsay-Koch-Hegman House

WATERSHED: Waller Creek

ADDRESS OF PROPOSED ZONING CHANGE: 903 Neches Street

ZONING FROM: MF-4

ZONING TO: MF-4-H

SUMMARY STAFF RECOMMENDATION: Staff recommends the proposed zoning change from multi-family residence (MF-4) district to multi-family residence - Historic (MF-4-H) combining district zoning for the architectural and historical significance of the house.

HISTORIC LANDMARK COMMISSION ACTION: February 28, 2005: Initiated a historic zoning case. March 28, 2005: Forwarded the case without a recommendation. Vote: 3-3 on historic zoning recommendation.

ZONING AND PLATTING COMMISSION ACTION: Recommended the proposed zoning change from multi-family residence (MF-4) district to multi-family residence - Historic (MF-4-H) combining district zoning for the north 70 feet of Lot 1, and Lot 2, less the southwest 1 x 58 feet, Block 114, Original City. Vote: 7-0 (Hammond and Jackson absent).

DEPARTMENT COMMENTS: The house is listed as a PRIORITY 1 for preservation in the Comprehensive Cultural Resources Survey (1984). The Orsay-Doyle House, a designated City Historic Landmark, in Symphony Square, but originally located at 301 E. 14th Street, is also associated with Henry and Hulda Orsay.

CITY COUNCIL DATE: May 19, 2005

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: Downtown Austin Neighborhood Association.

BASIS FOR RECOMMENDATION:

The ca. 1896 house over 50 years old, is architecturally intact, and has significant associations with Henry Orsay, who led Federal troops into Austin at the end of the Civil War, Charles J. Koch, who was Austin's first dyer, and Elmo Hegman, who operated the Ritz Theater on Sixth Street.

ARCHITECTURE

One-story side-gabled frame house with full-width front porch facing Neches Street with an ornate late Victorian frieze; turret and partial-width porch on rear (facing east); casement windows.

HISTORY OF THE PROPERTY

The house at 903 Neches Street dates from between 1894 and 1900. The Sanborn maps of 1889 and 1894 show a one-story house with a full-width front porch and a wraparound porch on the southeast. The 1887 bird's eye view of Austin is the first to show a house at the site of 903 Neches conforming to the footprint shown on the 1889 and 1894 Sanborn maps, although the bird's eye view does not show the southeast porch. The house has a steeply-pitched hipped roof and does not appear to be the current house, which has a gabled roof.

The 1900 Sanborn map is the first to show a house reflecting the current configuration of 903 Neches, showing the full-width front porch and turret on the southeast corner. Henry Orsay, who had purchased the property as a rent house in 1883 moved to the site in 1896, and probably built this house. The 1935 Sanborn map shows a similar footprint, although the southeast turret has been replaced with a three-sided projecting bay, the back porch has been filled in, and a three-sided bay has been added to the south side of the house. Currently, the house retains the south bay shown on the 1935 map, but the turret has been restored to the southeast corner, and a partial-width porch was added to the back of the house. These alterations may have occurred in 1941; city building permit records indicate that the house was remodeled that year, and a new porch added. It is likely that the original fenestration was replaced with the current casement windows at the same time.

Travis County deed records show that the house is on land originally patented to Thomas Glasscock in 1854. Samuel Norrall, Glasscock's assignee, sold the property to Lou and Val Giles, who sold it to Mrs. Hulda Orsay on July 30, 1883.

Mrs. Hulda Orsay (nee Pecht), was born in Prussia in 1847 and died in Austin in 1909. She married Henry Orsay (originally D'Orsay) in Austin. Henry Orsay (1834-1929) was born in Canada, moved to the United States, and arrived in Austin as sergeant major of the Sixth Cavalry to restore order at the end of the Civil War. Orsay remained in Austin for the rest of his life, working as chief clerk of the adjutant general's office.

The Orsays had one daughter, Emma (1870-1937), who married Edgar T. Houston. Houston (1858-1933) operated The Lobby, a billiard parlor which also sold cigars, newspapers, and stationary at 719 Congress Avenue in the late 1890s, as well as the saloon at the New Avenue Hotel on Congress. He served as the deputy county assessor in 1903, and was listed as a traveling salesman, selling ladies' wear in the 1920 census. City directories reveal that Orsay lived 2 miles east of the city from 1885 to 1892. The 1889-90 directory is the first to list Edgar T. Houston. Like Orsay, Houston's residence is also given as 2 miles east of the city.

The 1896-97 city directory shows Edgar T. Houston residing at 903 Neches Street, with Henry Orsay as a boarder. The 1897-98 directory shows Orsay at 903 Neches; Houston is not listed in the directory at all. Orsay moved out of the Neches Street house by 1899 - he is shown as living on the south side

of Chincapin Street from 1899 through 1904; however, he retained ownership of the Neches Street house and rented it out.

Their tenant from 1906 to 1922 was Charles J. Koch. Koch (1851-1934), was born in Switzerland, and came to Austin in 1876, as the city's first cleaner and dyer. He and his wife Louise (1863-1929) had 11 children, several of whom helped in the shop as tailors, pressers, hatters, clothes cleaners, and dyers. All but two of his sons died during World War I; his son Charles A. continued the family cleaning and dyeing business after his father retired around 1930.

Edgar Houston apparently took over management of the Neches Street property around 1911. He is a signatory to a mechanic's lien filed by C.J. Carlson in 1911 to "construct, erect, and finish in a true, perfect and workmanlike manner a one-story frame dwelling house and fencing" on Lot 1, Block 114 for \$1,200, to be paid to Nalle and Company lumberyard. The house Carlson built is probably the one shown on the 1935 Sanborn map as 901 Neches Street, just to the south of Orsay's house. The 1914 city directory shows three houses in the 900 block of Neches: 901 was occupied by Dr. Claud A. Mathews, a physician, 903 was occupied by Charles J. Koch, and to the north of the alley, 907 was occupied by Joseph Del Rio, a tailor. Houston subdivided the lot in 1921, probably to give the houses at 901 and 903 Neches their own separate lots. He then sold Lot 1 (903 Neches) to J.A. and Willie Wilson in 1922, which coincides with the end of Koch's tenancy. The Wilsons rented out the house as well, then sold the property to Henry Wendlandt in 1926, who continued to maintain it as a rental unit. Wendlandt's widow Jimmie sold the house to E.W. Hegman on September 29, 1941. Hegman and his wife got a city building permit in 1941 to remodel the house and add a new porch. They probably installed the current casement windows during the remodel, and added the back (east) porch. Elmo Hegman owned and operated the Ritz Theater on Sixth Street. He and his wife Virginia remained in the house through the late 1960s. The Estate of Virginia Hegman sold the property to the current owner in 2004.

Persons associated with the house and the years of their occupancy:

- Henry Orsay, who led Federal troops into Austin at the end of the Civil War (1896-1899);
- Edgar Houston, Orsay's son-in-law, who operated The Lobby, a billiard parlor and cigar, stationary, and newspaper store on Congress Avenue in the late 1890s (1896-1897);
- Charles J. Koch, who operated Austin's first dye shop (1906-1922);
- Elmo Hegman, who operated the Ritz Theater on Sixth Street (1941-1968).

PARCEL NO.: 02040609020000

DEED RECORD: Docket No. 2004105292

LEGAL DESCRIPTION: The north 70 feet of Lot 1, and Lot 2, less the southwest 1 x 58 feet, Block 114, Original City.

ANNUAL TAX ABATEMENT: \$2,860 (owner-occupied rate); \$1,451 (income-producing rate).
City tax abatement: \$752 (owner-occupied rate); \$376 (income-producing rate).

APPRAISED VALUE: \$283,010

PRESENT USE: Vacant

CONDITION: Fair/Good.

PRESENT OWNER

Steve Soward
903 Neches Street
Austin, Texas 78701

DATE BUILT: ca. 1896





ALTERATIONS/ADDITIONS: Original windows were replaced ca.1941.

ORIGINAL OWNER(S): Henry and Hulda Orsay (1883)

OTHER HISTORICAL DESIGNATIONS:

The house is listed as a Priority 1 for preservation in the Comprehensive Cultural Resources Survey (1984).

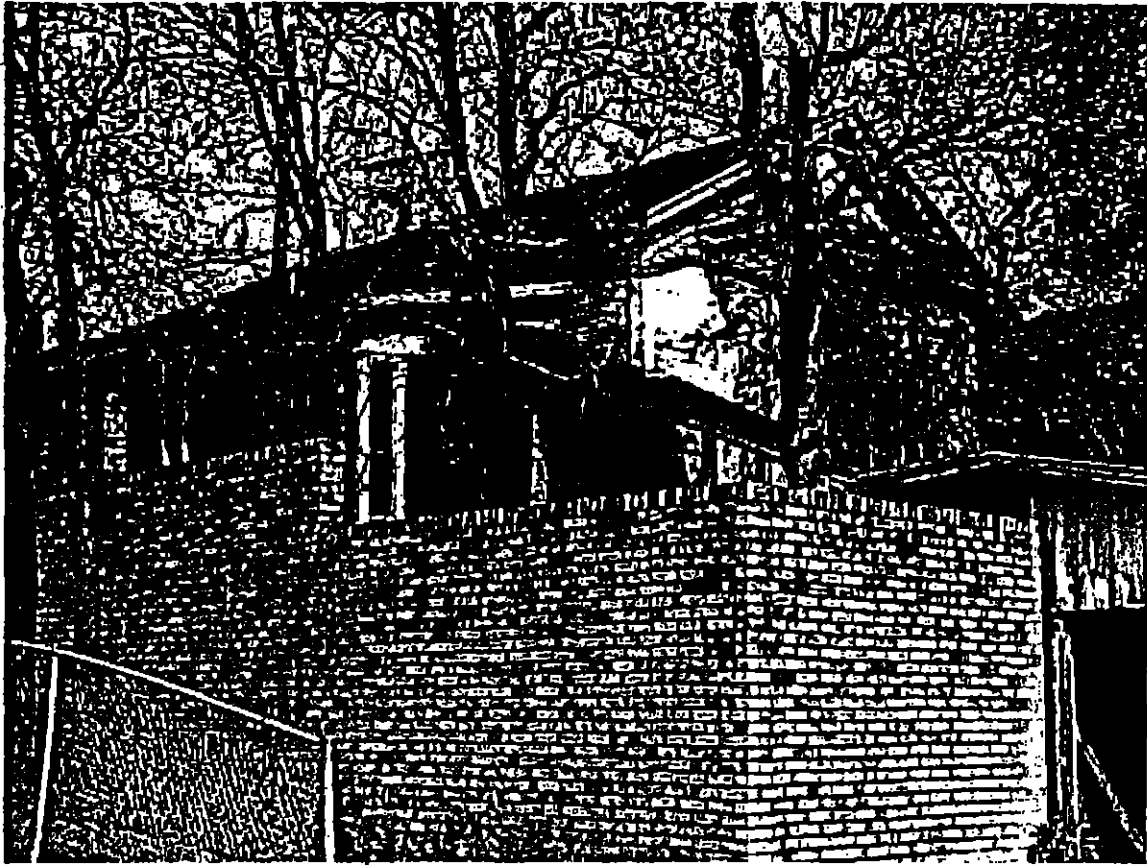


 SUBJECT TRACT  PENDING CASE  ZONING BOUNDARY  CASE MGR: B. SADOWSKY	HISTORIC ZONING CASE #: C14H-05-0003 ADDRESS: 903 NECHES ST SUBJECT AREA (acres): N/A		CITY GRID REFERENCE NUMBER J22
	DATE: 05-04 INTLS: SM		



903 NECHES STREET

(Rear view)



903 NECHES STREET

**Southwest oblique showing Neches Street
façade and south elevation**



903 NECHES STREET

Detail of front porch frieze
(Neches Street façade)



903 NECHES STREET

**North elevation showing modern siding and windows
(looking west towards Neches Street)**

OCCUPANCY HISTORY

903 NECHES STREET

**From City Directories, Austin History Center
City Historic Preservation Office
January, 2005**

1969	Vacant
1966	Elmo and Virginia Hegman, owners Ritz Theater
1963	Elmo and Virginia Hegman, owners Ritz Theater
1960	Elmo and Virginia Hegman, owners Ritz Theater
1957	Elmo and Virginia Hegman, owners Ritz Theater
1954	Elmo and Virginia Hegman, owners Ritz Theater
1952	Elmo and Virginia Hegman, owners Ritz Theater
1949	Elmo and Virginia Hegman, owners Ritz Theater
1947	Elmo and Virginia Hegman, owners Manager, Ritz Theater
1944-45	Elmo and Virginia Hegman, owners Manager, Ritz Theater Virginia: Cashier, Ritz Theater
1942	Elmo and Virginia Hegman, owners Manager, Ritz Theater
1940	Mrs. Ida Kendall, renter Maid, Driskill Hotel NOTE: Elmo Hegman is listed as living at 602 E. 25th Street

1937 Mrs. Ida Kendall, renter
Widow, Thomas Kendall
Linen room, Driskill Hotel

Alf and Grace Norquist, renters
Alf had no occupation listed; Grace was a clerk at the Texas Planning
Boards Staff Project

1935 Elmo G. Blount, renter
Waiter

1932-33 Vacant

1930-31 H. Burkett and Cleo Speakmon, renters
Salesman

1929 Charles and Catherine On, renters
Owner, Bon Ton Café, 609 Congress Avenue

1927 Jerome A. and Willie Wilson, owners
Owner with John F. Fourdon of Capital Battery Service, 1301 Lavaca
Street

1924 Jerome A. and Willie Wilson, renters
Mechanic
Also listed is Jerome A. Wilson, Jr., no occupation given

1922 Charles J. and Louise Koch, renters
Clothes cleaner, 405 Congress Avenue

1920 Charles J. and Louise Koch, renters
Clothes cleaner, 405 Congress Avenue
Also listed are:
Charles A. Koch, presser at Charles J. Koch
Leon F. Koch, presser at Charles J. Koch
Rosalie Koch, no occupation given

1918 Charles J. and Louise Koch, renters
Cleaner and presser, 405 Congress Avenue
Also listed are:
Anna Koch, no occupation given
Charles A. Koch, presser, Charles J. Koch
Henry Koch, no occupation given
Leon F. Koch, driver, Charles J. Koch
Marie Koch, no occupation given

- 1916** Charles J. and Louise Koch, renters
Cleaner and presser, 405 Congress Avenue
Also listed are:
Anna Koch, rate clerk, Southwestern Telephone and Telegraph Company
Charles A. Koch, dyer, Charles J. Koch
Emily Koch, no occupation given
Eugene Koch, helper
Leon F. Koch, driver, Charles J. Koch
Rosa Koch, no occupation given
- 1914** Charles J. and Louise Koch, renters
Dyer, cleaner and presser, 405 Congress Avenue
Also listed are:
Anna Koch, toll rate clerk, Southwestern Telephone and Telegraph Company
Charles A. Koch, cleaner, Charles J. Koch
Emily Koch, no occupation given
Eugene Koch, clerk
Henry Koch, dyer, Charles J. Koch
Leon F. Koch, presser, Charles J. Koch
Rosalie Koch, no occupation given
- 1912-13** Charles J. Koch, renter
Hatter, dyer, cleaner, and presser, 405 Congress Avenue
Also listed are:
Anna Koch, toll supervisor, Southwestern Telephone and Telegraph Company
Charles A. Koch, presser, Charles J. Koch
Della Koch, toll operator, Southwestern Telephone and Telegraph Company
Eugene Koch, presser, Charles J. Koch
Henry Koch, dyer, Charles J. Koch
Leon F. Koch, presser, Charles J. Koch
- 1910-11** Charles J. Koch, renter
Dyer, cleaner, and hatter, 405 Congress Avenue
Also listed are:
Alma (Anna?) Koch, operator, Southwestern Telephone
Charles A. Koch, presser, Charles J. Koch
Della Koch, no occupation given
Eugene Koch, stableman, Carlos P. Rankin, livery and boarding stable, mule and horse dealer, 605 Neches Street
Henry Koch, warehouseman, W.B. Walker and Sons, wholesale grocers and coffee roasters, 301-11 West 4th Street
Leon F. Koch, cleaner, Charles J. Koch

- 1909-10** **Charles J. Koch, renter**
Dyer, cleaner, and hatter, 405 Congress Avenue
Also listed are:
 Anna Koch, operator, Southwestern Telephone Exchange
 Charles A. Koch, presser, Charles J. Koch
 Della Koch, operator, Southwestern Telephone Exchange
 Henry Koch, teamster, W.B. Walker and Sons, wholesale grocers
 and coffee roasters, 301-11 West 4th Street
- 1906-07** **Charles J. Koch, renter**
Dyer and scourer, hatter, 405 Congress Avenue
Also listed are:
 Anna Koch, operator, Southwestern Telephone Exchange
 Charles Koch, Jr., presser, Charles J. Koch
 Della Koch, bookbinder, Lundgren & Pannell
 Henry Koch, driver, W.B. Walker and Sons, wholesale grocers,
 301-11 West 4th Street
 Louise Koch, bookbinder, Lundgren & Pannell
- 1905** **The house is possibly listed as 907 Neches, and occupied by a widow,**
Mrs. Jennie Benedict.

The residents of the house between 1898 and 1905 are unknown. The Koch family is listed as residing at 602 Guadalupe Street in 1905.

- 1897-98** **Henry Orsay**
Chief clerk, State Adjutant General's office
- 1896-97** **Henry Orsay**
Chief clerk, State Adjutant General's office.
Also listed is Edgar T. Houston, proprietor of the Lobby, cigars,
stationary, newspaper, billiard parlor, 719 Congress Avenue, and proprietor
of the Avenue Hotel saloon, 715 Congress Avenue.

The current house was probably built in 1896 when Orsay is listed as the resident. Orsay and his wife had owned the property since 1885 and rented the house out. The house shown in the 1887 bird's eye view was probably Orsay's rental house; it is possible that the house was destroyed and Orsay built the existing house on the site in 1896.

BIOGRAPHICAL INFORMATION

CHARLES J. KOCH FAMILY

1930 Census

Charles J. Koch is listed as residing at 502 Walsh Street. He gives his age as 78 years old and his occupation as a retired cleaner. He lives with his daughter Anna Ewalt, 45 years old, a grand-daughter, Marie Louise Joyce, 8 years old, and a grand-son, Joe A. Joyce, 6 years old. Their house on Walsh Street is rented. Both are listed as widowed.

Charles A. Koch is listed as married to Zella, and lived on Dam Boulevard with his wife and her mother. He lists his occupation as a cleaner.

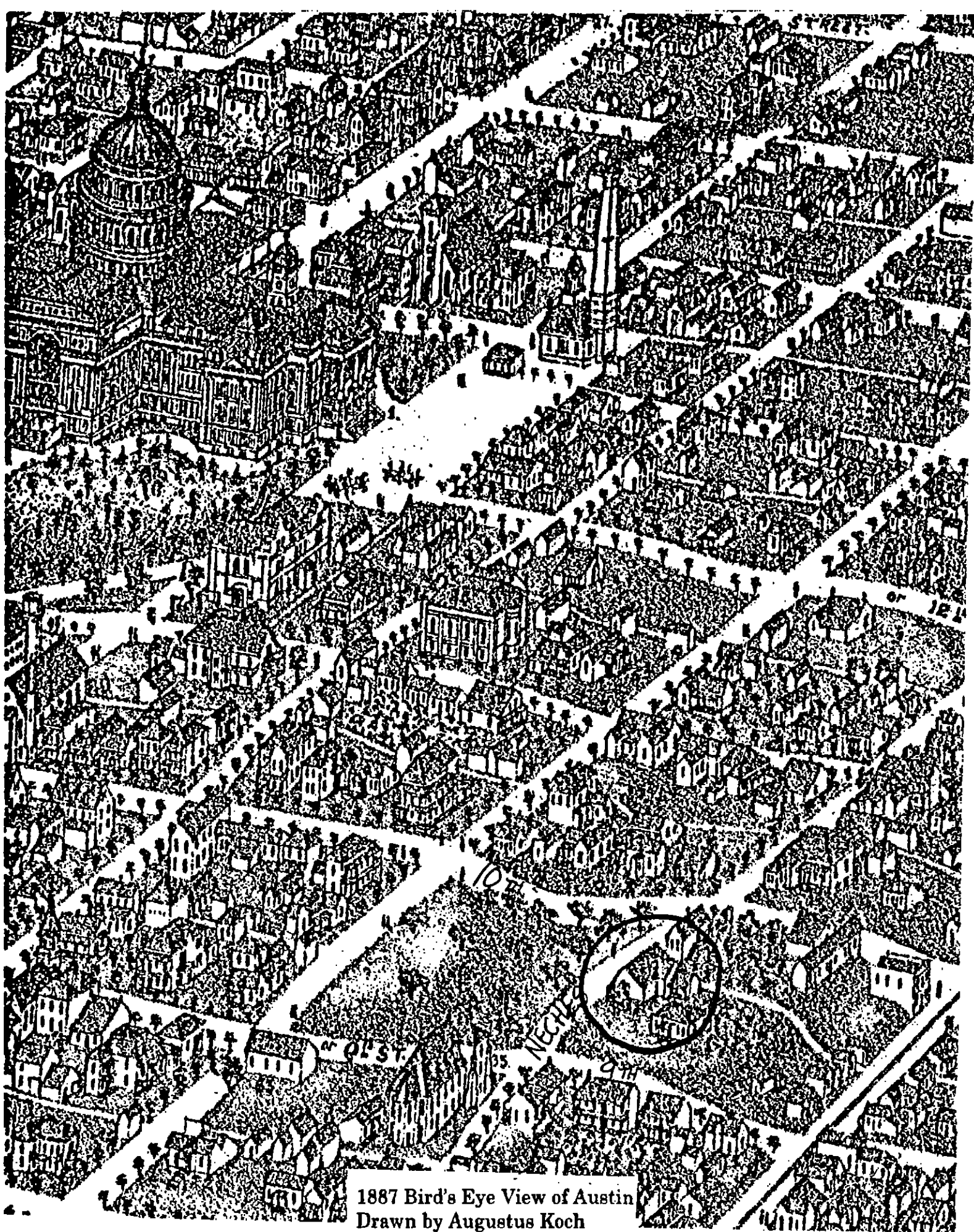
1920 Census

Charles J. Koch, aged 68 was born in France in 1851. He lists his occupation as a tailor, and spoke French. His house at 903 Neches Street was rented. His wife Louise, 57 years old, was born in Louisiana, and also spoke French. She does not list an occupation. Son Charles A., aged 40, was born in Texas, and is listed as a tailor's helper. Daughter Rosalie, aged 29, was born in Texas and did not list an occupation. Son Leon, aged 23, was born in Texas and is listed as a tailor's helper.

Cemetery interment dates:

Charles J. Koch, Sr.:	February 18, 1934
Mrs. Louise Koch:	March 31, 1929
Charles A. Koch	July 21, 1959
Eugene Koch	October 19, 1918
Henry Koch	July 11, 1948
Leon F. Koch	July 21, 1922

According to his obituary in the Austin American, February 17, 1934, Charles J. Koch was born in Wadenenwell, Switzerland in 1851, and came to Austin in 1876. He was the first cleaner and dyer in Austin. His shop was originally on the corner of 6th and Congress where the Scarbrough Building is today. He married Louise Lelia Valle of New Orleans, Louisiana, and they had 11 children; all but 2 of their sons died during World War I. After Louise died in 1929, Charles Koch retired from the cleaning business.



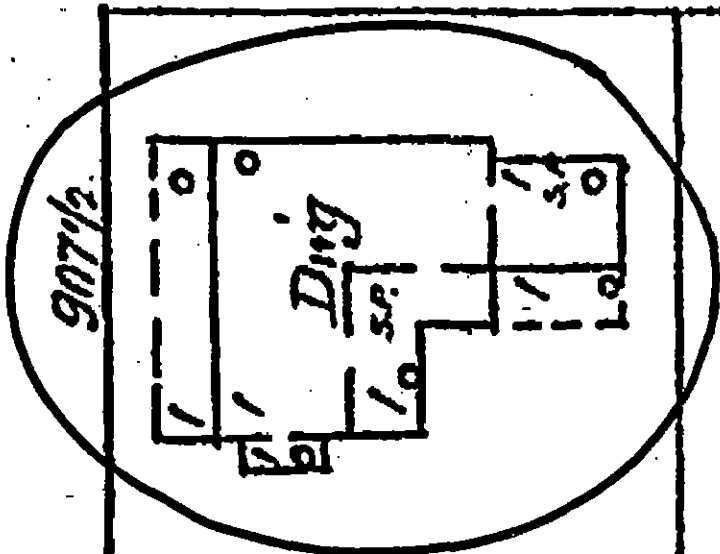
1887 Bird's Eye View of Austin
Drawn by Augustus Koch

NECHES

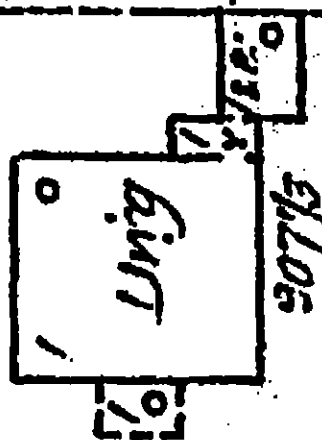
9TH

1889 SANBORN MAP

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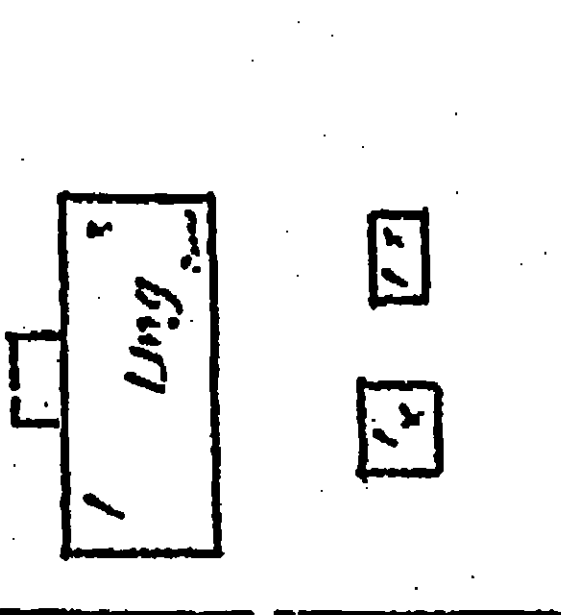
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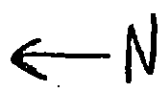
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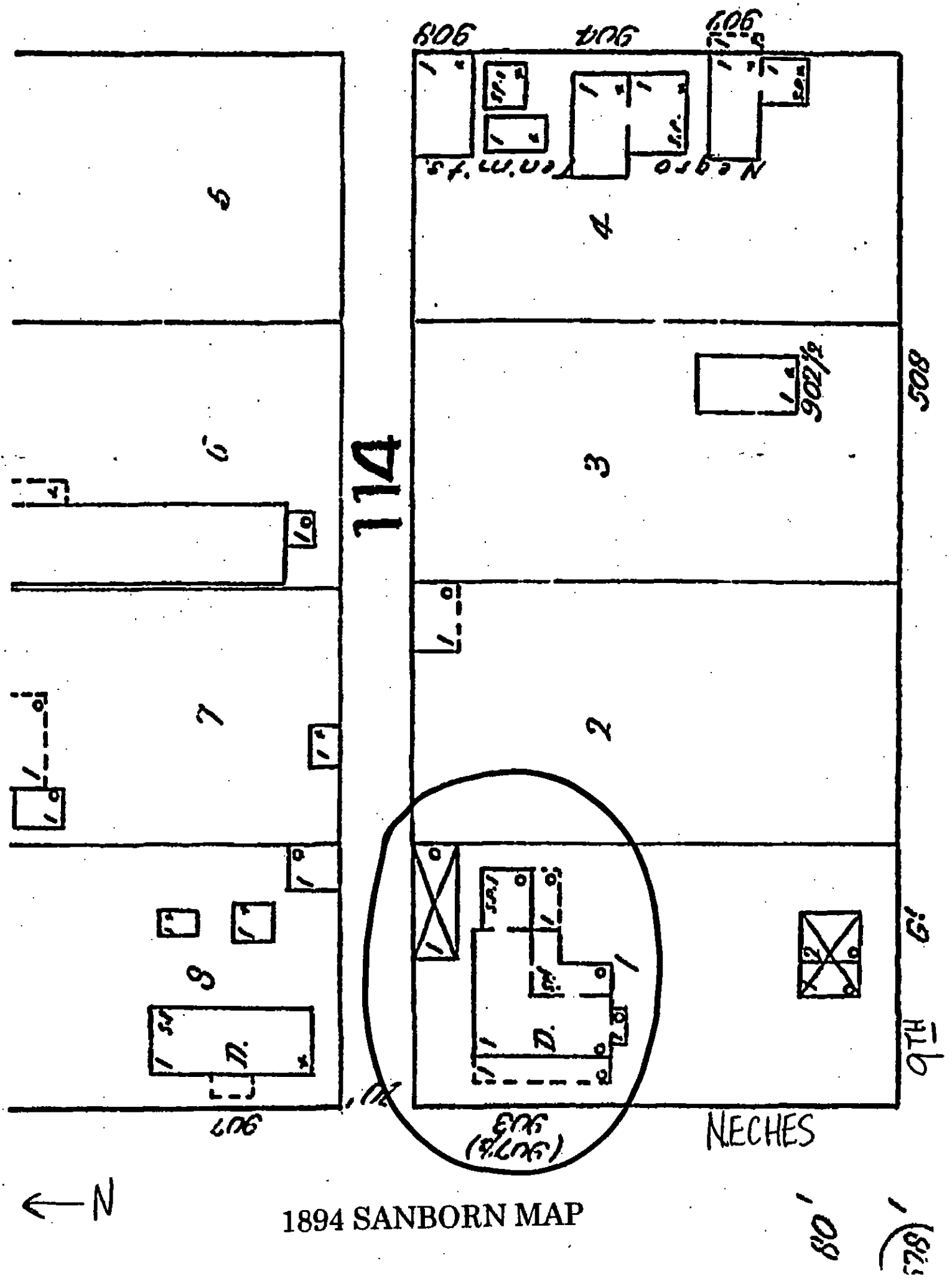
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214



1894 SANBORN MAP

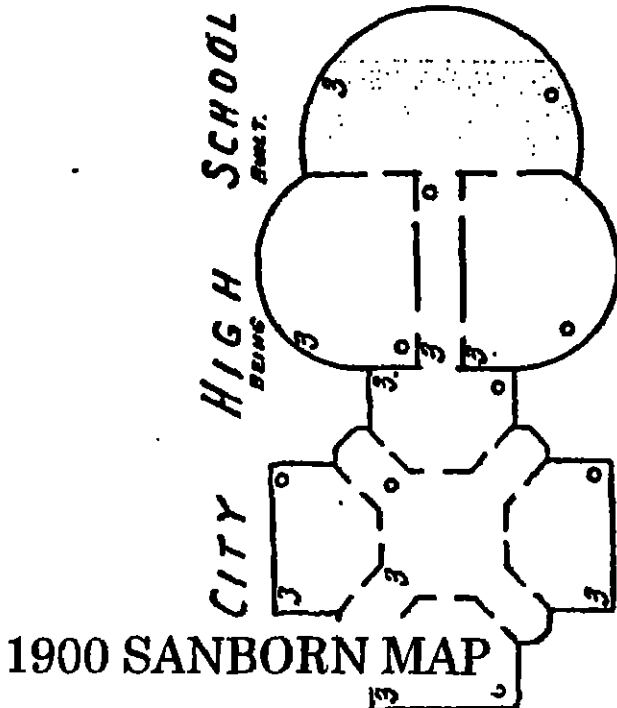


E. 10TH ST.

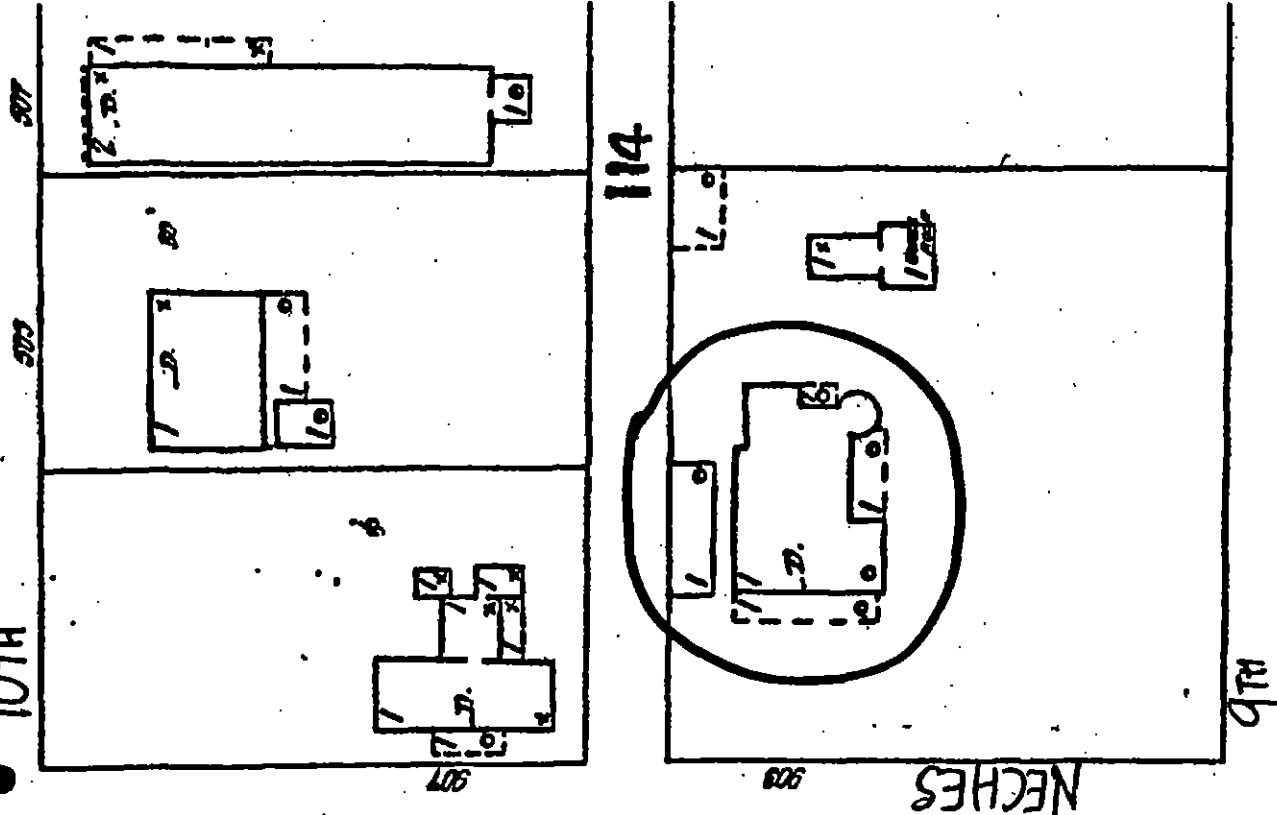
5" PIPE

(50)

2" 10TH



N ↑ 80'

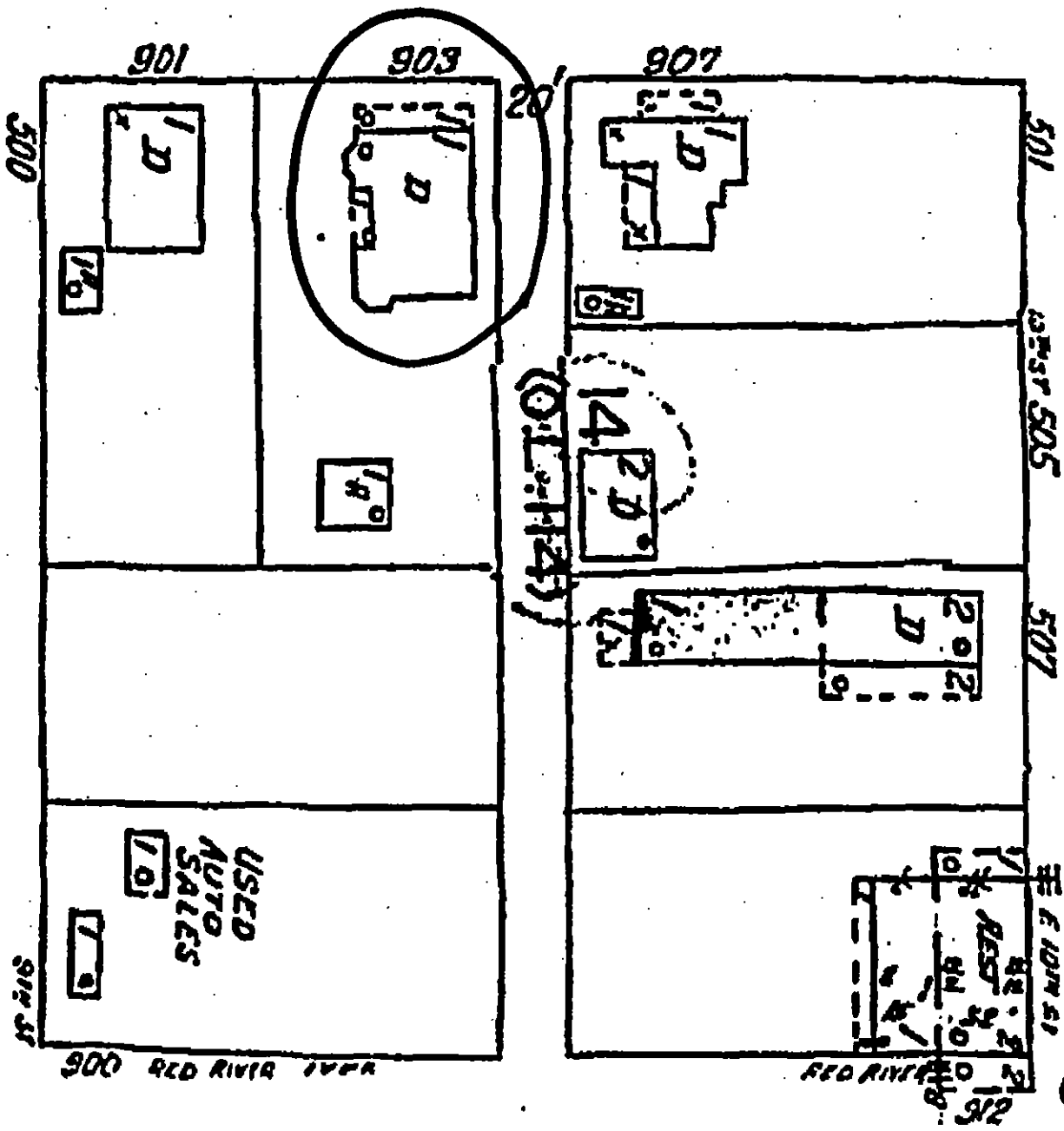


TH. 2024

FILTH

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NECHES

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RED...RIVER

1935 SANBORN MAP

RED RIVER
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12-2-5

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Elmo Hegman

903 Neches

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Charles Koch's advertisement

AF - Laundry industry L 1800 (15)
1 Day to dry, 10 Days to collect. Established 1876. 1 Day to dry, 10 Days to collect.

LONE STAR DYE HOUSE.
R. Niles *CHAS. KOCH* Proprietor
Dyeing, Scouring, Cleaning & Renovating
Ladies' and Gentlemen's Garments neatly done.
Also + French + Dry + Cleaning & Sponging.
VERY FAST COLORS.
405 Congress Ave. No. _____ AUSTIN, TEXAS.

Austin July 28th 1897
Received of Mrs. Pease
for cleaning kid gloves
Chas Koch
[Signature]

Receipt given to Mrs. Pease by Charles Koch for cleaning kid gloves, July 28, 1897

CITY OF AUSTIN HISTORIC LANDMARK COMMISSION

February 28, 2005 Minutes

Review and Action on Potential Historic Property at 903 Neches Street

C. Public Hearing for Review and Action on Potential Historic Property at 903 Neches Street

Case No. C14-04-0173

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Presentation

Mr. Glen Rhoades, Neighborhood Planning and Zoning Department, reported that staff has received a request to change the zoning on the subject property from Multi-Family Residence, Moderate-High Density (MF-4) - Commercial Liquor Sales to Central Business District. Staff's recommendation is to approve that change, however at the 1/18/05 Zoning and Platting Commission hearing, staff was directed to look into historic zoning for 903 Neches.

Mr. Steve Sadowsky stated that the house was probably built in 1896 and was associated with four people who have been significant to Austin's history and has architectural significance. Ms. Baker of the Zoning and Platting Commission requested this case be placed on the Historic Landmark Commission agenda due to the pending development case.

CITY OF AUSTIN HISTORIC LANDMARK COMMISSION

February 28, 2005 Minutes

Review and Action on Potential Historic Property at 903 Neches Street

In Opposition

Mr. Stephen Soward, an independent architect, informed the Commission that last year, he purchased the property at 903 Neches Street, which had an old house on it that has been moved, altered, damaged, and vandalized over the years. The Sanborn map of 1900 shows the house facing south. Sometime between 1900 and 1935, the structure was moved right up to the corner of Neches Street between 9th and 10th Streets, so what was the side of the house became the front facing west toward Neches Street. At some point the new Neches Street entrance was altered drastically. This can be seen because the area where there was once a centered entry door, possibly with side lights. There are now two doors to the left of the old doorway onto Neches Street. In addition, in 1941 a high brick wall was built along Neches Street about 3 feet from the porch, almost completely obscuring the view of the house from Neches Street. The original front (now the side facing south toward 9th Street) has also been drastically altered. Mr. Soward stated that as an architect, he personally inspected the house thoroughly prior to purchasing it, and asked a historian from the Texas Historical Commission to inspect it as well to determine if the house had any historical value to the state of Texas or worthy of any national historic designation; his observations were that there is no continuity of style and materials on the exterior elevations. The various siding types are indicative of different time period alterations, conditions and modifications. There are at least four to five different styles and types of exterior siding, including aluminum siding all along the north wall. The remodeling and alterations to the front and side of the building have significantly compromised the original period of styling. These issues render the structure unworthy of state or national registration.

Mr. Soward stated he is in possession of the remodel plans from 1941, which set the time of the last major remodel between 1941 and 1942. These plans indicate a new front porch, a new porch to what was by then the rear of the house or the east side

CITY OF AUSTIN HISTORIC LANDMARK COMMISSION

February 28, 2005 Minutes

Review and Action on Potential Historic Property at 903 Neches Street

elevation, all of the exterior doors and windows were installed in numerous other finish and sealing alterations and modifications were done. The structure is in very bad shape from decay and vandals; this is an area of town with a large number of vagrants and vandals, and even with daily monitoring by police, and walls and fences around the property, damage to the building still continues. The current location, elevations, materials, and condition of this structure are not at all the way it was originally conceived to be built. Mr. Soward stated that he did not think this building, as it now exists, with all of its remodels and additions, qualifies for any of the historic criteria.

Commissioner Patti Hansen asked who was the staff person from the Texas Historical Commission and if he would be willing to put his evaluation in writing.

Mr. Soward answered his name was Bob Brinkman, and that he would check to see if he would be willing to put his evaluation in writing.

Public hearing was closed (Mather/Bunton)

Commissioner David West commented that he would like the opportunity to see the structure before we let it be demolished.

COMMISSION ACTION: MATHER/WEST

MOTION: INITIATED HISTORIC ZONING FOR 903 NECHES STREET.

AYES: BUNTON, HANSEN, LAKY, MATHER, AND WEST

ABSENT: LEARY AND LIMBACHER

MOTION CARRIED BY A VOTE OF 5-0

B. Public Hearing To Discuss And Take Action On Historic Zoning Cases

1. C14H-05-0003- Orsay-Koch-Hegman House

903 Neches Street

Historic Landmark Commission initiated application for historic zoning

Owner: Steve Soward

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

COMMISSION ACTION: WEST / LEARY

MOTION: DID NOT RECOMMEND A ZONING CHANGE FROM MULTI-FAMILY RESIDENCE (MF-4) DISTRICT TO MULTI-FAMILY RESIDENCE - HISTORIC (MF-4-H) COMBINING DISTRICT ZONING, FOR C14H-05-0003- ORSAY-KOCH-HEGMAN HOUSE, 903 NECHES STREET, BASED ON THE AGE OF THE HOUSE BEING OVER 50 YEARS OLD, ITS INTEGRITY OF MATERIALS AND DESIGN, FOR THE PROPERTY'S SIGNIFICANCE IN THE AREAS OF ARCHITECTURE AND HISTORICAL ASSOCIATIONS.

AYES: HANSEN, LEARY, AND WEST

NAYS: BUNTON, LAKY, AND MATHER

ABSENT: LIMBACHER

MOTION FAILED BY A VOTE OF 3-3

COMMISSION ACTION: MATHER / BUNTON

MOTION: RECOMMENDED A ZONING CHANGE FROM MULTI-FAMILY RESIDENCE (MF-4) DISTRICT TO MULTI-FAMILY RESIDENCE - HISTORIC (MF-4-H) COMBINING DISTRICT ZONING, FOR C14H-05-0003- ORSAY-KOCH-HEGMAN HOUSE, 903 NECHES STREET, BASED ON THE AGE OF THE HOUSE BEING OVER 50 YEARS OLD, ITS INTEGRITY OF MATERIALS AND DESIGN, FOR THE PROPERTY'S SIGNIFICANCE IN THE AREAS OF ARCHITECTURE AND HISTORICAL ASSOCIATIONS.

AYES: BUNTON, LAKY, AND MATHER

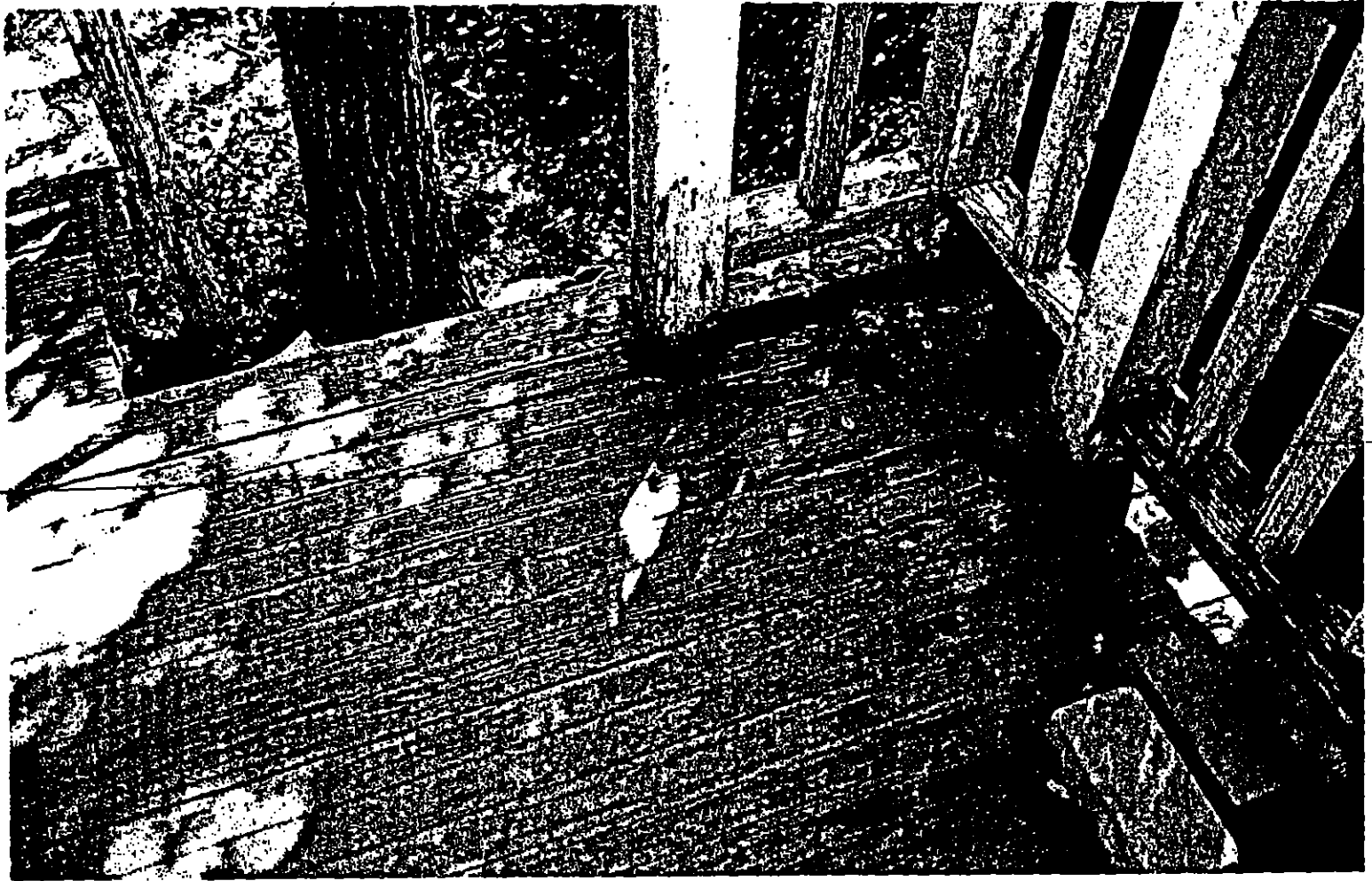
NAYS: HANSEN, LEARY, AND WEST

ABSENT: LIMBACHER

MOTION FAILED BY A VOTE OF 3-3 (FORWARDED TO A LAND USE COMMISSION WITH NO RECOMMENDATION).



1 OUTDOOR

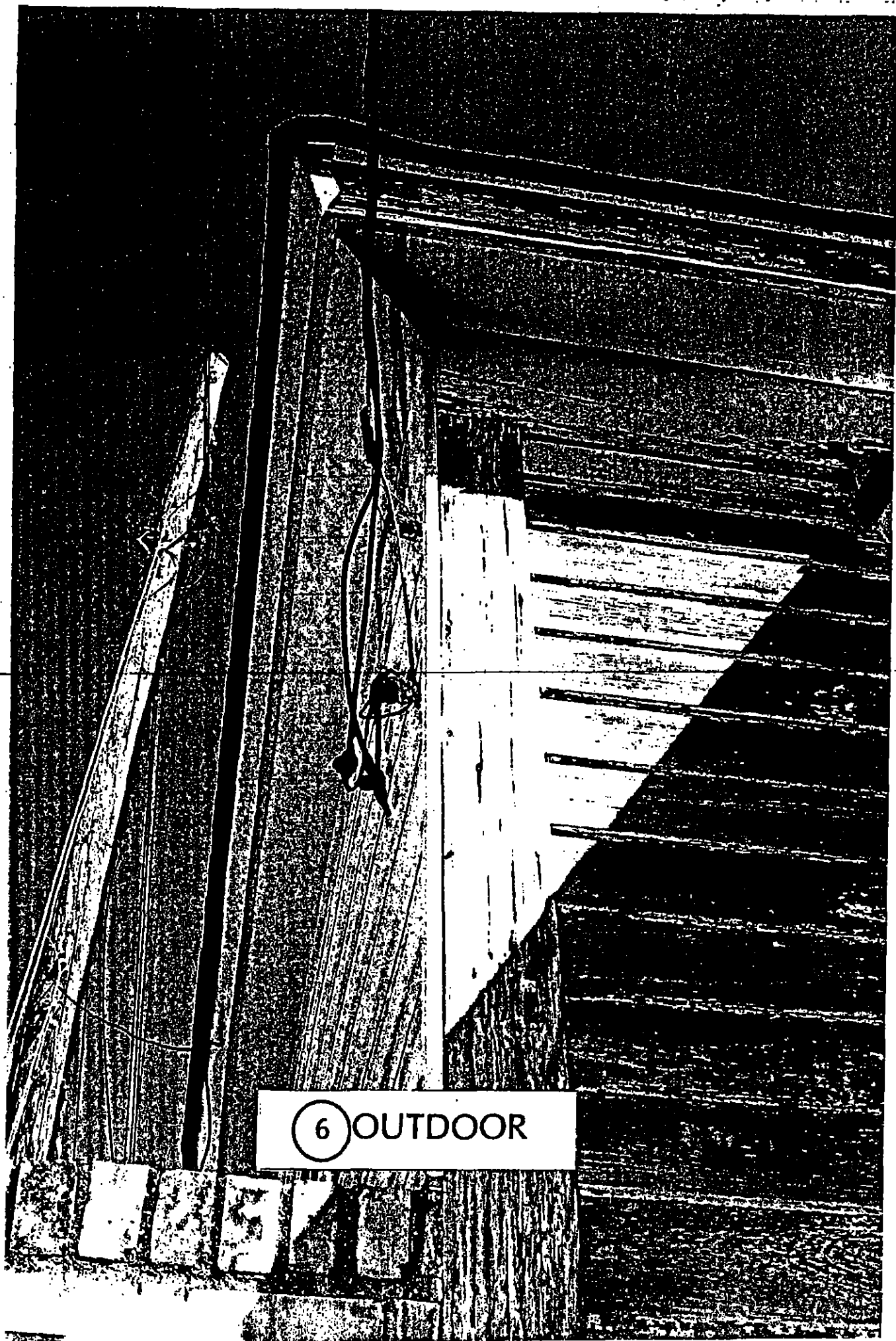


② OUTDOOR

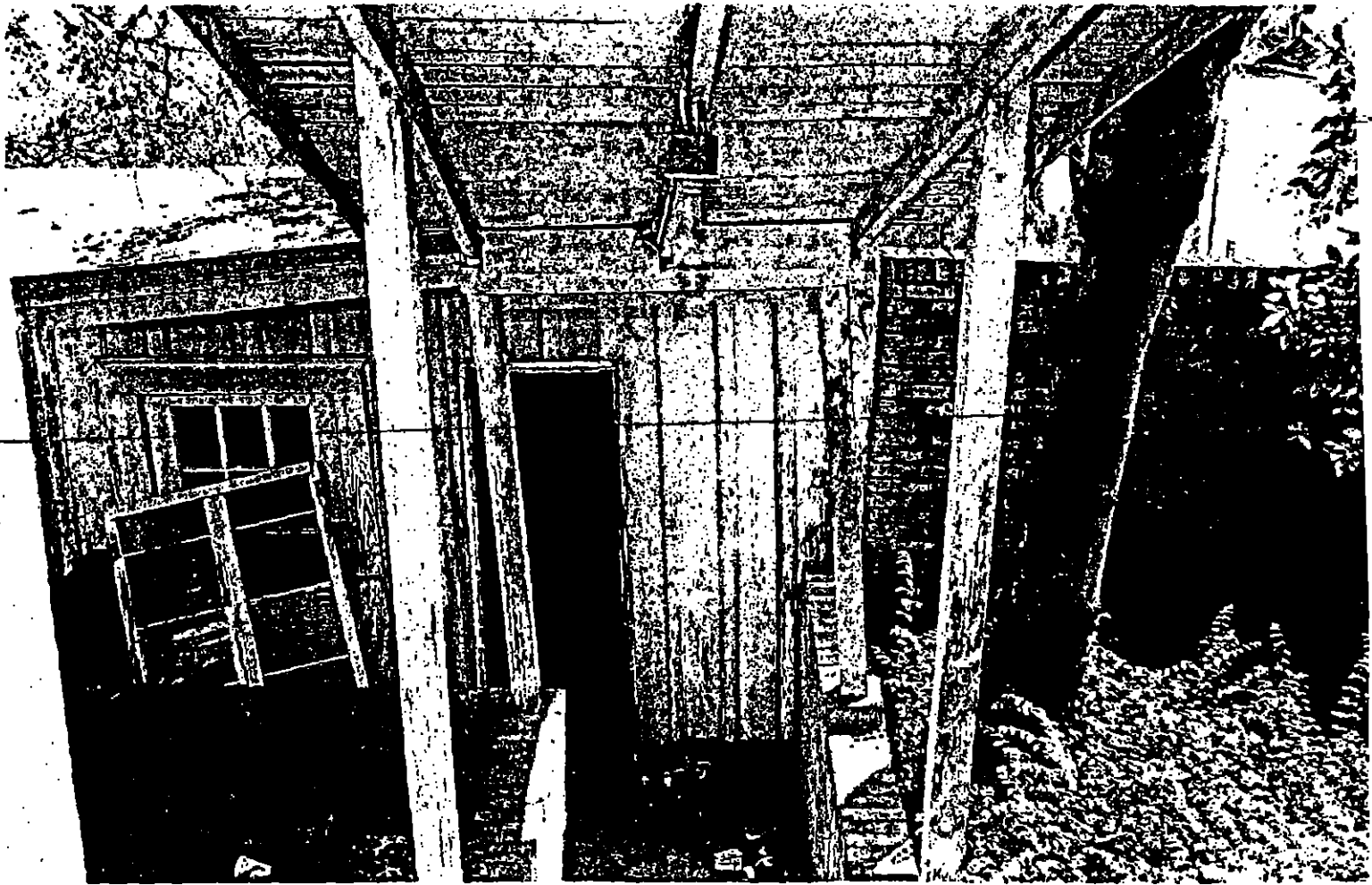








⑥ OUTDOOR



7 OUTDOOR



9 OUTDOOR



11 OUTDOOR



13 OUTDOOR