

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, December 10, 2012

CASE NUMBER: C15-2012-0147

____ Jeff Jack
____ Michael Von Ohlen
____ Nora Salinas
____ Bryan King
____ Fred McGhee
____ Melissa Hawthorne
____ Sallie Burchett
____ Cathy French (SRB only)

APPLICANT: Jim Bennett

OWNER: Jan Currier

ADDRESS: 608 BLANCO ST


VARIANCE REQUESTED: The applicant has requested a variance to increase the maximum floor to area ratio of Subchapter F; Article 2; Subsection 2.1 from .4 to 1.0 to .48.2 to 1.0 in order to erect an addition to an existing multi-family residence (3 units) in an "MF-4-HD-NP", Multi-Family Residence – Historic District – Neighborhood Plan zoning district.

BOARD'S DECISION: POSTPONED TO JANUARY 14, 2013 BY APPLICANT


FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:

(b) The hardship is not general to the area in which the property is located because:
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:



Susan Walker
Executive Liaison



Jeff Jack
Chairman

PUBLIC HEARING INFORMATION

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Case Number: C15-2012-0147 - 608 Blanco Street

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, December 10th, 2012

Your Name (please print)

Roby Schweithers

☐ I am in favor
☒ I object

Your address(es) affected by this application

1115 W 7th #300, Austin 78703

Signature

Date

Daytime Telephone: 512-431-9912

Comments: See Attached page

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 1st Floor
Susan Walker
P. O. Box 1088
Austin, TX 78767-1088

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Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, December 10th, 2012

From Frans Moesge and Charles Hofnung
 Your Name (please print)

608 Hartman St.

Your address(es) affected by this application



Signature

11/30/12
 Date

Daytime Telephone: 512-477-2438

Comments: My property is immediately behind
San Curries property at 608 Blanco Street
I strongly support and enthusiastically support
her application!!!

If you use this form to comment, it may be returned to:

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 Susan Walker
 P. O. Box 1088
 Austin, TX 78767-1088

☒ I am in favor
☐ I object

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I oppose any additions to this property. It's historic value allows minimal exterior changes, and the lot size suggests that the property uses as much of the lot as is practical without getting into the McMansion realm that the City of Austin is fighting in historic neighborhoods.

The parking on this street and alley is saturated. With five restaurants in a two-block area and minimal enforcement, we are currently dealing with cars parked across sidewalks, into intersections, etc. It is becoming a dangerous, and a challenge for pedestrians!

Adding six bedrooms to a three bedroom "single-family" home suggests use by more than a single family, perhaps STR. Where are those cars going to park?

Zoning is meant to insure appropriate use of a property. Expanding this property in the manner suggested is NOT appropriate.

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Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, December 10th, 2012

ED JORDAN
 Your Name (please print)

1112 West 7th Street

Your address(es) affected by this application

See below
 Signature

8 Dec 12
 Date

Daytime Telephone: 512-472-2431

Comments: *We speak, my neighbors, a lot of time every planning the castle hill Historic District which was passed - so, I have problems with some one coming in so soon to try to change our collective wishes. If we are going to see changes, additions, revisions consistently then we have a problem. I've pretty fully said as an almost 70 yr resident of an at 1112 W. 7th St. that you respect our Historic District plans & rules. Thank you Ed Jordan*

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 1st Floor
 Susan Walker
 P. O. Box 1088
 Austin, TX 78767-1088
There is no handwriting in this case that warrants a variance! Thanks

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Public Hearing: Board of Adjustment, December 10th, 2012

Donaldo E. Roldan

Your Name (please print)

☐ I am in favor
☒ I object

1115 W. 7TH #202 AUSTIN 78703

Your address(es) affected by this application

at E. Roldan

Signature

Date

Daytime Telephone: 512-478-6590

Comments: ADJUG. C. ROLDAN AND C.

ATTORNEYS TO THIS HOUSE

15 WAPPEDEARE CONSIDERING

ITS HISTORIC VALUE AND SITES

FROM LY. STATUS.

If you use this form to comment, it may be returned to:

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Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, December 10th, 2012

Your Name (please print)

Susanne & Bill Stinson

☐ I am in favor
☒ I object

Your address(es) affected by this application

610 HAZARD ST 78703

Signature

Daytime Telephone:

404-493-992

Date

12/9/2012

Comments:

We are concerned about the
issues for square footage requested
by 608 Blanco St.

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 1st Floor
Susan Walker
P.O. Box 1088
Austin, TX 78767-1088

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Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, December 10th, 2012

Marc & Janice Burchardt
Your Name (please print)

☐ I am in favor
☒ I object

1111 W. 7th Street

Your address(es) affected by this application

MARC BURCHARDT
Signature

12/9/12
Date

Daytime Telephone: (512) 458-1690

Comments: I oppose this variance. This home is zoned multi-family and at 3000 sq. ft. is already quite large for the lot and for comparable surrounding homes. A larger property cannot mean more accidents, more traffic, and more parking issues in an area with significant issues already. The owner recently purchased this lot knowing full well the restrictions in place. If you use this form to comment, it may be returned to:

Susan Walker
P. O. Box 1088
Austin, TX 78767-1088

Please do not set a precedent allowing investors to set aside lot & neighborhood restrictions and do whatever they like.

MARC (HUBBY) Thant you Danica Burchardt

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Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, December 10th, 2012

Karen Schweiters
 Your Name (please print) ☐ I am in favor
☒ I object

1115 West 7th #300 Austin
 Your address(es) affected by this application

Karen Schweiters 12/9/2012
 Signature Date

Daytime Telephone: 512-322-0265

Comments: See Attached page

If you use this form to comment, it may be returned to:

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Contact: Susan Walker, 512-974-2202
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PETER F. MACNEILAGE

Your Name (please print)

☐ I am in favor
☒ I object

Your address(es) affected by this application

608 BLANCO STREET

Signature

Date

Daytime Telephone: (512) 479-6720

Comments: I am opposed to this variance because I cannot envision of any hardship that is sufficient to increase the floor to ceiling

wait is of any part of a hard subject to the restrictions of being in both a National and a local historical area.

If you use this form to comment, it may be returned to:

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Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, December 10th, 2012

NORMA GENE B. WALLGATH

Your Name (please print)

☐ I am in favor
☒ I object

608 HASTHAM ST.

Your address(es) affected by this application

from above

Signature

Date

Daytime Telephone: (512) 472-5092

Comments:

I strongly object to granting any variance and I want no evidence that will justify a variance. My wife, Ma. Cleo Williams, lived there many years with no problems.

If you use this form to comment, it may be returned to:

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Susan Walker
P. O. Box 1088
Austin, TX 78767-1088

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Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, December 10th, 2012

Stephen Griffith

Your Name (please print)

1206 W. 6th St.

Your address(es) affected by this application



Signature

Daytime Telephone:

474 7784

Date

12/3/12

Comments:

This is a beautiful old house contributing to historic nature of our neighborhood.

I don't want to give a variance which would take away from that.

Thank you.

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 1st Floor

Susan Walker

P. O. Box 1088

Austin, TX 78767-1088

Walker, Susan

From: Linda MacNeilage [REDACTED]
Sent: Monday, December 10, 2012 8:44 AM
To: Walker, Susan
Subject: Re: Case number C15-2012-0147

Susan Walker:

Please include this information (a July 9, 2012 email) in the file for the members of the Board of Adjustment, meeting tonight, 12/10/12.

Thank you

Linda MacNeilage

From: Linda MacNeilage <[REDACTED]>
Date: July 9, 2012 11:29:49 PM CDT
To: chad.shaw@austintexas.gov, greg.guernsey@austintexas.gov, Laura Morrison <Laura.Morrison@austintexas.gov>, john.mcdonald@austintexas.gov, [REDACTED], Karen McGraw <[REDACTED]>, mary ingle [REDACTED], [REDACTED], Laurie Limbacher [REDACTED], Terri Myers [REDACTED], [REDACTED], [REDACTED], [REDACTED]

Subject: 608 Blanco Street (Case number PR-2012-043163 RA)

Mr. Shaw, Mr. Guernsey, Council member Morrison, RDCC Commissioners and staff, Historic Landmark Commissioners and staff:

I am writing not only to express my opposition to the modifications being requested from the residential design and compatibility standards for the property at 608 Blanco Street but to request that the hearing for this application of a modification waiver from FAR be not only postponed by the RDCC, but that the findings of the 4/23/12 meeting of the HLC be rescinded so that the appropriate process, and the appropriate order for Commission hearings, can be adhered to.

It is my understanding that the appropriate process for requests for modifications to City ordinances for two story residential properties are that the application be reviewed first by the RDC Commission, who have in their back-up materials the responses to Comment Sheets from nearby property owners within 500 feet of the property for which an application is being heard. I believe that the findings of the RDC Commission are then provided to the members of the HLC, who are also provided back-up materials which include Comment Sheets responses to the notices sent out by the HLC staff to the owners of property within 500 feet of the applicants property.

As it turns out, for reasons that are not clear, this case was not put on the agenda of the RDC Commission to evaluate its compliance to the McMansion ordinance, or the appropriateness of waivers to the ordinance, and instead went directly to the Historic Landmark Commission, to be heard on 4/23/12. The Historic Landmark Commissioners were therefore not apprised of the fact that the plans they were looking at did not comply with the zoning ordinance of the City, but would instead necessitate two waivers. An inquiry last week led to the discovery that not a single Comment Sheet response from nearby property owners was to be found in the back-up materials provided to the HL Commissioners, despite the fact that quite a number of nearby neighbors did indeed submit their Comment Sheets for the HLC meeting in April. A meeting with the Administrative Senior of the Historic Preservation Program, Tori Hasse, revealed that not a single Comment Sheet response was in the case file, from either the period of time before the hearing (when a particular Comment Sheet response would normally be included in the back-up materials provided to the Commissioners), nor any responses received after the deadline for inclusion in the back-up material, so that the Comment Sheets would have been included in the file, although not in the back-up material provided to the HL Commissioners. Thus the HL Commissioners were thereby deprived not only of the findings of the RDCC regarding code compliance, or the need for waivers, but also, quite mysteriously, deprived of the responses on Comment Sheets of the property owners within 500 feet of the applicants property.

While one might wonder whether the nearby property owners simply did not bother to respond to the Comment Sheets that were sent out to them, that is not true. My husband and I sent in our opposition to the plans for the remodel and addition of 608 Blanco that we received in April, as we did for the hearing scheduled for the 12th of July by the RDCC. I have been in contact with a number of other nearby property owners who affirmed that they too had submitted Comment Sheets in opposition to the plans that had been submitted for the April 23rd hearing by the HLC. I imagine it is more than credible that people who are nearby property owners to this proposed remodel and addition, after having worked so hard to create the West Line National Register Historic District, followed by the Harthan Street and the Castle Hill Local Historic Districts, are not the kind of people who don't care about the character of their neighborhood, and therefore do not submit responses to Comment Sheets. On the contrary, people who have manifest dedication to the creation of these LHDs care very much about the plans submitted for a remodel and addition to a two story residential house that is a contributing historic property, and an important part of the fabric of the Castle Hill LHD. I have, in the past few days, gotten confirmation from a number of the nearby property owners who assured me that they had sent in Comment Sheets in April to express their concerns about the size and scale of the proposed remodel and addition to 608 Blanco. These property owners include Maureen Metteaur, Gene Waugh, Karen and Roy Schwitters, Stephen Griffith, Ed Jordan, and Marc and Janice Burckhardt. The only information that was in the back-up materials for the April 23rd HLC hearing was an e-mail from Brooke Bailey in which she said she had "not heard of any opposition" to the case, but it must be noted that she does not reside in close proximity to 608 Blanco, nor is she a property owner within either of the Local Historic Districts.

In response to Comment Sheets sent out by the RDCC staff one e-mail reply that I hope you have received, and that I hope is included also included in your back-up material, one property owner noted that they do not believe this proposal should be approved because it would be "one of the largest homes on the street if the applicant were able to exceed FAR" and that "the modification request is excessive" and "would negatively impact neighboring properties". Are these the sentiments of someone who would have been likely to simply not respond to a Comment Sheet for the HLC 4/23/12 meeting? I want to be clear that by no means do I believe that the majority of nearby property owners are against any remodel or addition to 608 Blanco, but are concerned that any plans not result in a property that is so large that it is disproportionate to the size of nearby residences.

I am requesting that the deviation from the appropriate process in this case be remedied, as it was the reverse order of how an applicants plans should be heard, thereby resulted in the HL Commissioners not being apprised of the fact that the plans would require two waivers to the McMansion regulations, nor did they have knowledge of any feedback reflecting opposition from nearby property owners who are very invested in maintaining the

historic character of properties within the LHDs, and in maintaining compatibility of scale with other properties within the historic neighborhood, as clearly outlined in the LHD Design Standards.

Mistakes do get made, and they can have unfortunate and unintended consequences. It is important that when they are identified they are remedied.

Thank you.

Sincerely,

Linda MacNeilage

Ramirez, Diana

From: Marc Burckhardt <studio@burckhardt.com>
Sent: Sunday, December 09, 2012 4:55 PM
To: Ramirez, Diana; studio@burckhardt.com
Subject: Email from austintexas.gov: Case Number: C15-2012-0147 | Opposition to request for variance @ 608 Blanco

This message is from Marc Burckhardt. I'm writing you today regarding the request for a variance for 608 Blanco Street. I'm in opposition to this request for a number of reasons, and fear approval of it will set a negative precedent regarding Austin's newly established LHD areas.

The 608 request seeks to dramatically expand an already large (over 3000 sq ft) home to almost double that size, something there is no evidence the owner needs and which would irreparably change the character of the structure and neighborhood. The home falls within the Castle Hill Local Historic District, which was established with the participation and support of neighbors to prevent exactly this kind of "remuddling" of the historic structures, and overriding those mutually agreed upon goals would render our LHD meaningless.

This request further seeks to create a 6 bedroom property in an already over-strained block near commercial property that has created severe parking issues for neighbors (Clark's Oyster Bar, Cafe Josie, Wiggy's and Wally Workman Gallery tax the very limited street parking on Blanco for residents, for which no residential parking protection currently exists). While the owner states that this expansion is needed for visiting family, this area has seen sharp growth in Short Term Rental (STRs), and the size and scale of these plans lead one to believe this use is a potential goal, as it is not the primary residence for the owner herself. This would further strain the parking issues in this area, which straddles Austin's first two LHDs (Hartman LHD and Castle Hill, within which this structure resides) and put further strain on the single family fabric of this neighborhood. The property is directly across from a row of homes already challenged by downtown commercial expansion, and we ask that you support residents in their efforts to protect Austin's historic neighborhoods by denying this application.

Sincerely,

Marc Burckhardt
1111 W 7th Street
512.785.9300

Ramirez, Diana

C15-2012-047

From: Janice Burckhardt <janice@mar...>
Sent: Sunday, December 09, 2012 10:58 AM
To: Ramirez, Diana; janice@mar...
Subject: Email from austin.texas.gov: Case C15-2012-014 608 Blanco Street

This message is from Janice Burckhardt. I oppose the variance for 608 Blanco Street for the following reasons:

The variance in question would allow an increase to the home in relation to the lot size. This would set a bad precedent for a neighborhood of historically modest homes on small lots. The Local Historic District designation was supported by neighbors exactly for this kind of situation.

The fact that the owner wants a 6 bedroom "home" is a strong indication that her intended use is actually a multi-family house, a student rental, or a permanent short-term rental. This is an area of mostly single family homes and an area with significant traffic and parking issues; such use would only exacerbate these problems.

This owner made her investment in the neighborhood knowing full well the lot size and restrictions on this property. She needs to honor the Castle Hill neighborhood LHD and provide plans that preserve the historic home and adhere to neighborhood guidelines. There is no "need" for this variance and in fact waiving the restrictions on this lot could irrevocably harm the character and quality of one of Austin's oldest neighborhoods.

Ramirez, Diana

From: Maureen Metteauer
Sent: Saturday, December 08, 2012 3:58 PM
To: Ramirez, Diana;
Subject: Email from austintexas.gov: C15-2012-014 608 Blanco Street

This message is from Maureen Metteauer. Dear Ms. Ramirez:

As a nearby neighbor, I oppose granting a variance for 608 Blanco Street for the following reasons:

Setting of precedent for the neighborhood: The variance in question would allow an increase to the home in relation to the lot size. The owner was fully aware for the size of the lot and the restrictions. By granting this variance, you are setting up the situation where any property owner can argue that they deserve a variance for a bigger house on what historically have been very small, modest lots. The current square footage of the home is actually large for the street. Many bungalows along Blanco are less than 1,500 sq. ft.

Potential for permanent increased use on the property: Adding square footage to a home that generally has been single family use over the last 75 years will create the opportunity for future use as a large multi-family house (student rentals) or permanent short-term rental.

Single Family use is not a "need": The owner may be suggesting that she deserves a variance for returning the house to single-family use. However, as mentioned above, once increased square footage is added to the home, it will be there forever. The next owner may decide to use it as permanent multi-family or short-term rental. Moreover, if the owner is honest about the desire to return it to single family, then a condition of the variance should be the commitment to re-zone the lot as SF-3.

Parking situation on Blanco and along Harthan Streets: There is a serious lack of parking space for the homes along Blanco Street. With the nearby commercial venues and the number of multi-family buildings already along Blanco Street, the increased space in the house could create more parking problems, especially if a future use of the home is for short-term rental. It has been said that the new owner of the neighboring lot at 612 Blanco plans to turn that property into a short-term rental, and thus will add to the parking woes.

I applaud the owner for making the investment in the neighborhood and providing plans that honor the historic front facade of the home. However, I don't see a pressing need to grant a variance. The city has created these rules as a compromise between development and quality of life for the neighborhoods. By waiving these rules for the simple reason of an owner wanting more space in a busy neighborhood near downtown, you are creating a precedent that can irrevocably harm the character and quality of one of Austin's oldest neighborhoods. These changes will impact not only the existing neighbors, but also the nearby schools, who rely on families to locate here and keep our schools filled. Increased traffic and commercial activity as a result of building out these properties is the surest way to drive out residents and families alike who have made decades old investments to protect neighborhood character and livability. Thank you for your time and service to our city!

CASE # C15-2012-0147

TR-0108010510

ROW-108 58395

CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.

STREET ADDRESS: 608 Blanco Street

LEGAL DESCRIPTION: Subdivision – Brooks & Shelly

Lot(s) 5 Block _____ Out lot 3 Division 2

I Jim Bennett as authorized agent for Jan Currier

affirm that on 10/29/12 hereby apply for a hearing before the Board of

Adjustment for consideration to:

ERECT – ATTACH – COMPLETE – REMODEL – MAINTAIN

An addition to an existing tri-plex apartment building providing a ^{48.2}~~47.3~~:1 F.A.R. .
in a MF-3-HD-NP district.

(zoning district)

MF-4 HD-NP

The Austin Electric Utility Department (Austin Energy) enforces electric easements and the setback requirements set forth in the Austin Utility Code, Electric Criteria Manual and National Electric Safety Code. The Board of Adjustment considers variance to the Land Development Code, and a variance granted by the Board of Adjustment does not waive the requirements enforced by Austin Energy. Please contact Christine Esparza with Austin Energy at 322-6112 before filing your application with the Board of Adjustment if your request is for a reduction in setbacks or height limits.

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:
This property is zoned Multi-family Historic District and is a three unit apartment and a conversion to a single family residence requires compliance with the single family requirements.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:

This structure is an older home that has been converted to three units and to restore and modernize the building to convert it back to a single family use requires compliance with current requirements for single family use including compliance with the McMansion requirements. The proposed changes will allow the structure to be up graded to current acceptable living standards.

- (b) The hardship is not general to the area in which the property is located because:

Not many of the structures in the area are reducing density and impervious cover in order to restore older building to original uses and maintain the appeal of the original construction.

AREA CHARACTER:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The restoration and change in the number of units, and the reduction of impervious cover will be an enhancement and will not change the character of this diverse use neighborhood. A certificate of appropriateness, approving these changes, has been approved by the Historic Landmark Commision.

PARKING: (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Jim Bennett Mail Address 11505 Ridge Dr
City, State & Zip Austin, TX 78748 -
Printed Jim Bennett Phone 282-3079 Date 10/10/12

OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

* Signed Jan Currier Mail Address 617 Blanco
City, State & Zip Austin, Texas 78703
Printed JAN CURRIER Phone 830-385-1385 Date 10/15/12



SUBJECT TRACT



ZONING BOUNDARY

CASE#: C15-2012-0147
LOCATION: 608 Blanco Street

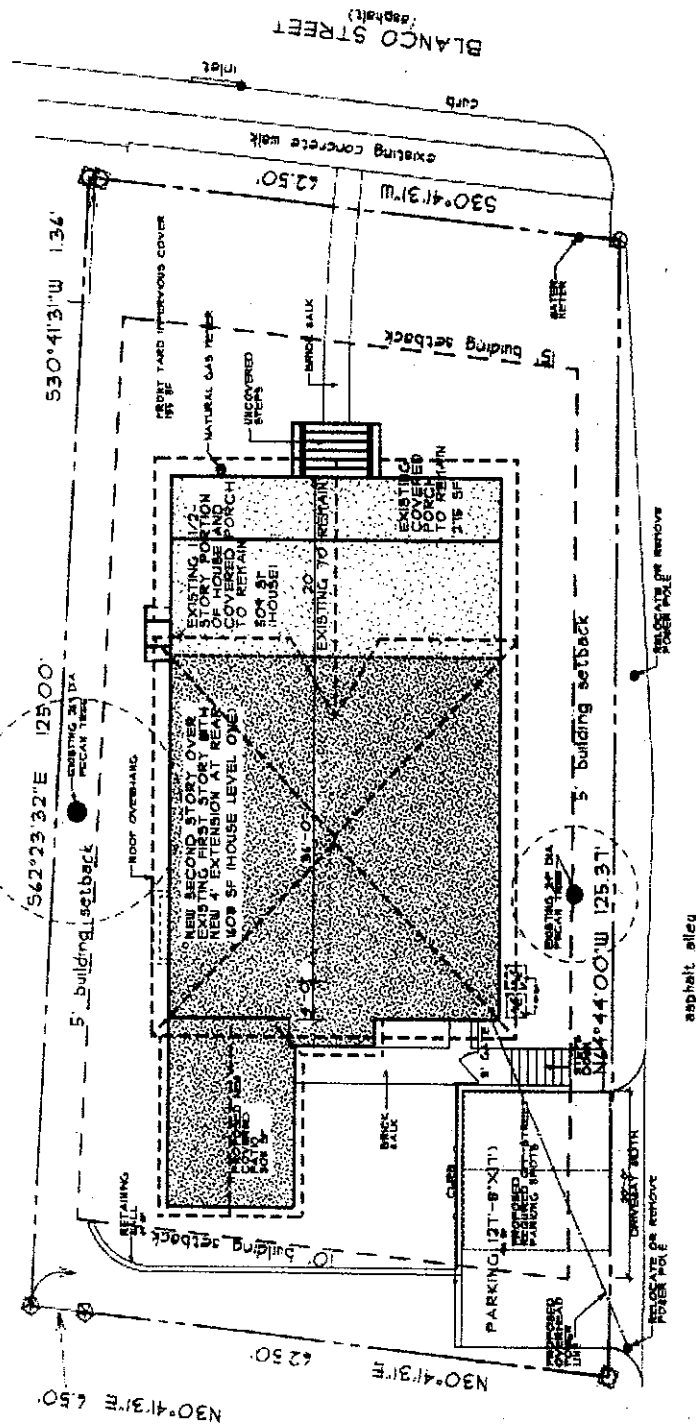


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

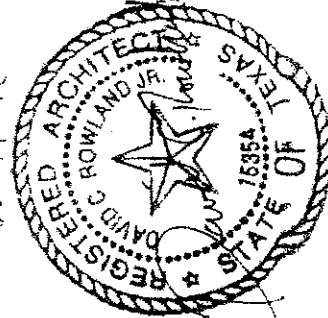
This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Calculated Lot Area = 8,993 SF

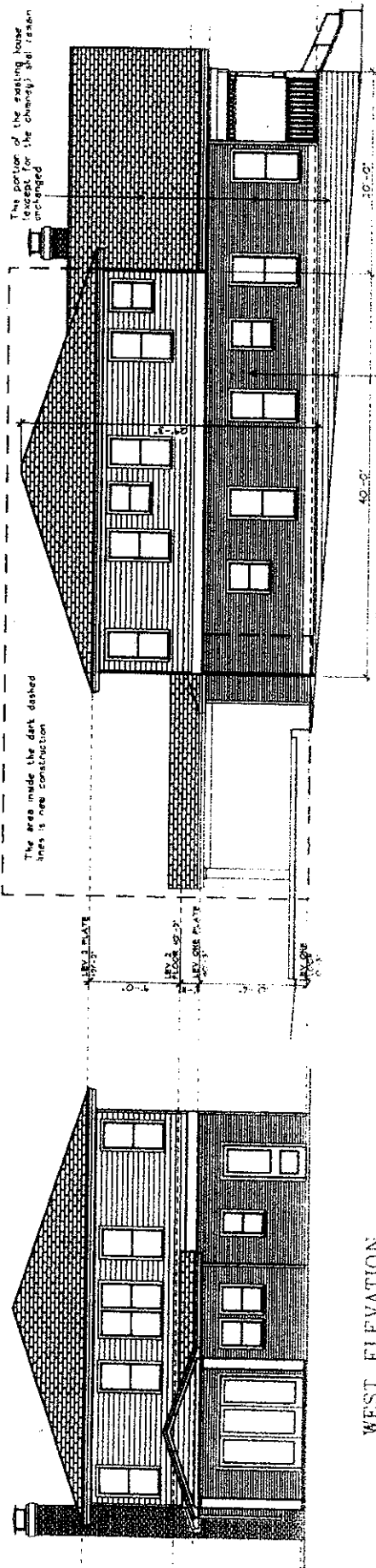
608 BLANCO ST.
0.190 ACRE OF LAND, BEING A PORTION OF LOT 5, BROOKS AND SHELLEY SUBDIVISION,
A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
IN VOLUME 19T PAGE 525 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, TOGETHER WITH A
PORTION OF OUTLOT 3 DIVISION 2, OF THE GOVERNMENT OUTLOTS TO THE CITY OF AUSTIN.
ACCORDING TO THE MAP ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, AND
BEING ALL OF THOSE TWO TRACTS WHICH WERE CONVEYED TO PHILIP L. SOLOMON BY DEED
RECORDED IN VOLUME 12155 PAGE 2281 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS,
LOCATED AT 608 BLANCO STREET.



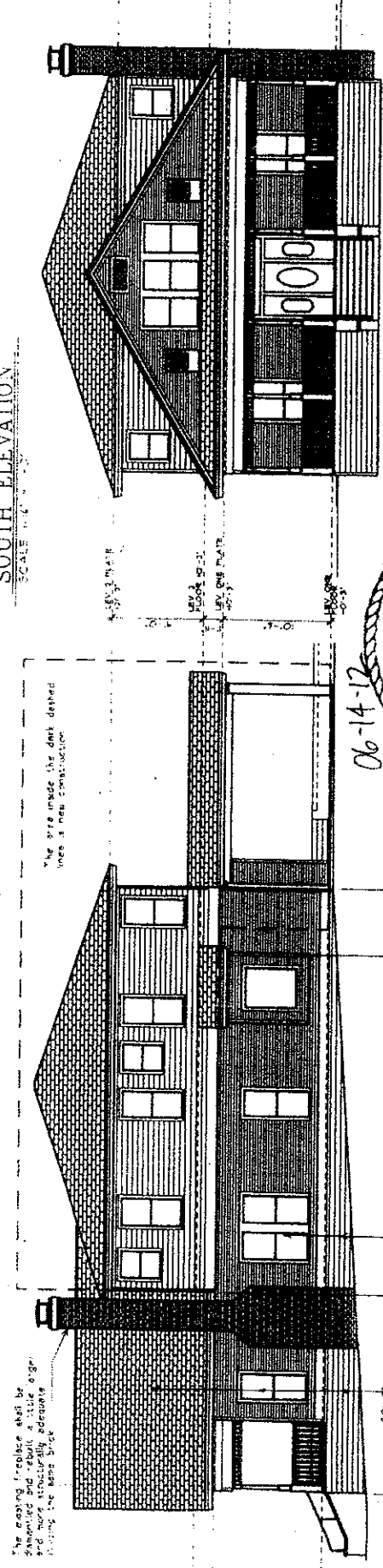
PLOT PLAN



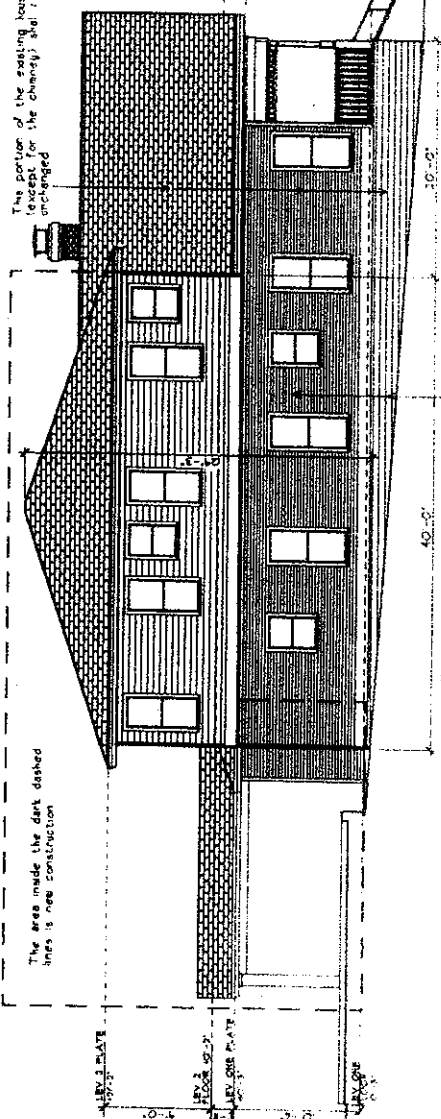
16-14-17



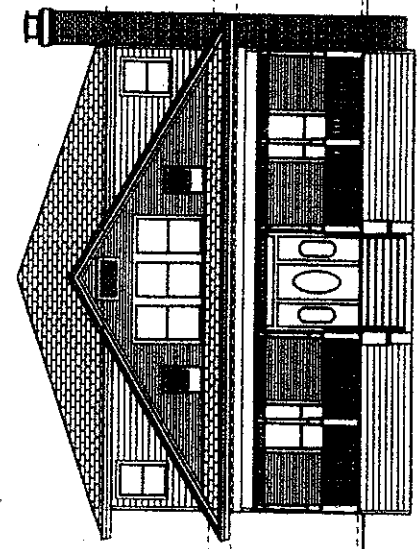
WEST ELEVATION
 SCALE: 1/4" = 1'-0"



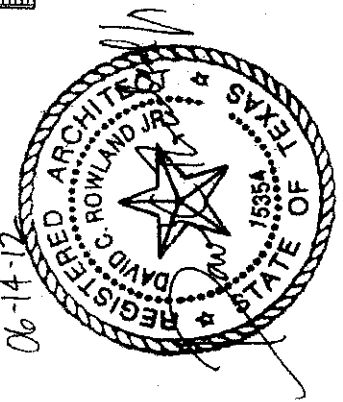
NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



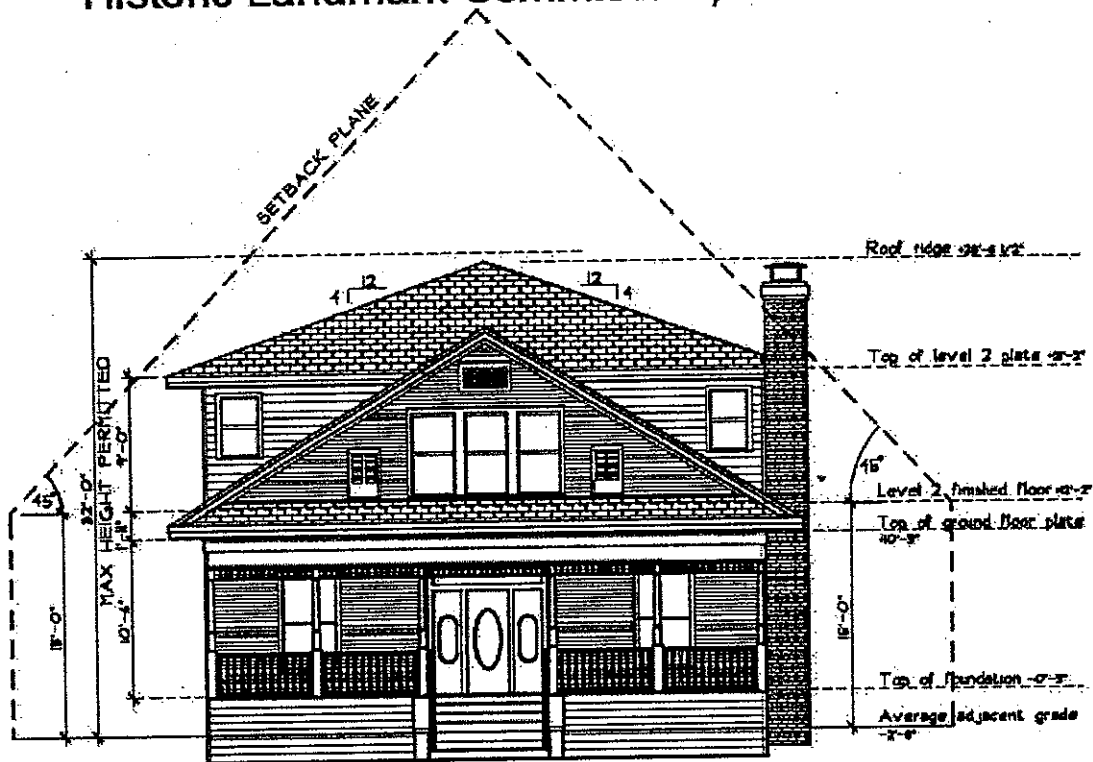
EAST ELEVATION
 SCALE: 1/4" = 1'-0"



06-14-12

608 BLANCO STREET

Remodel and Addition approved by the
Historic Landmark Commission, 4-26-12



Proposed Front Elevation



Existing Front Elevation

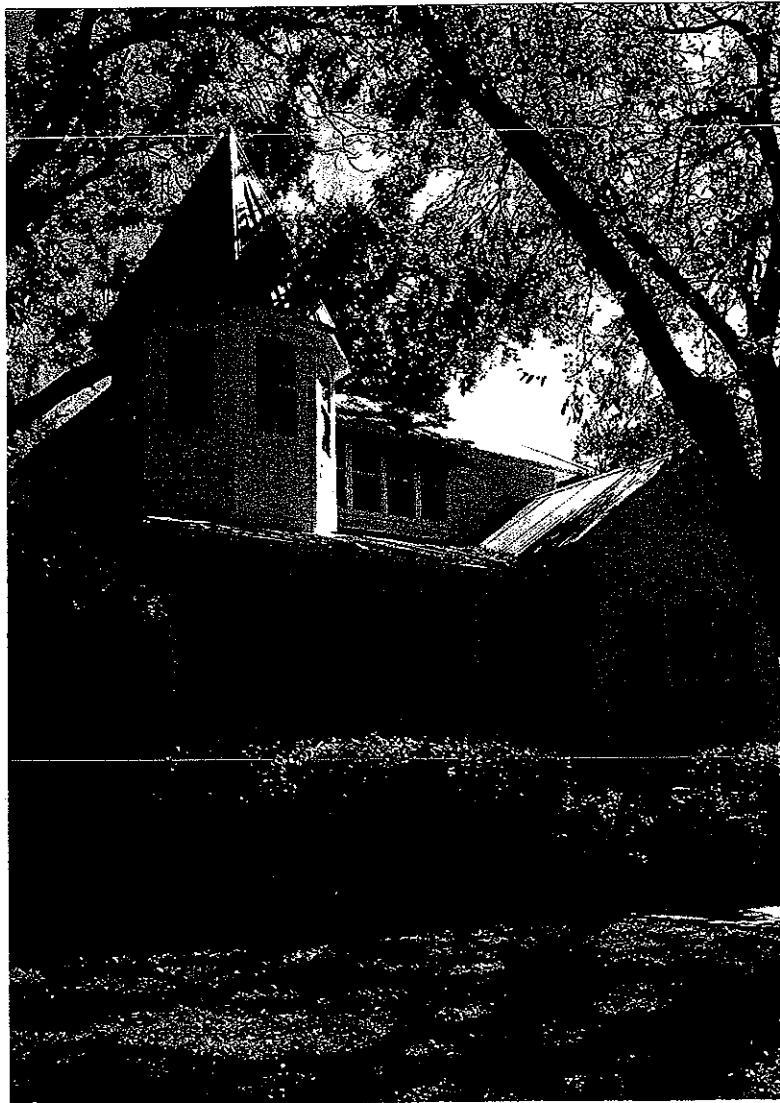
I approve:

Address:

Woo/ce Baker
1207 W 8th Austin 78703

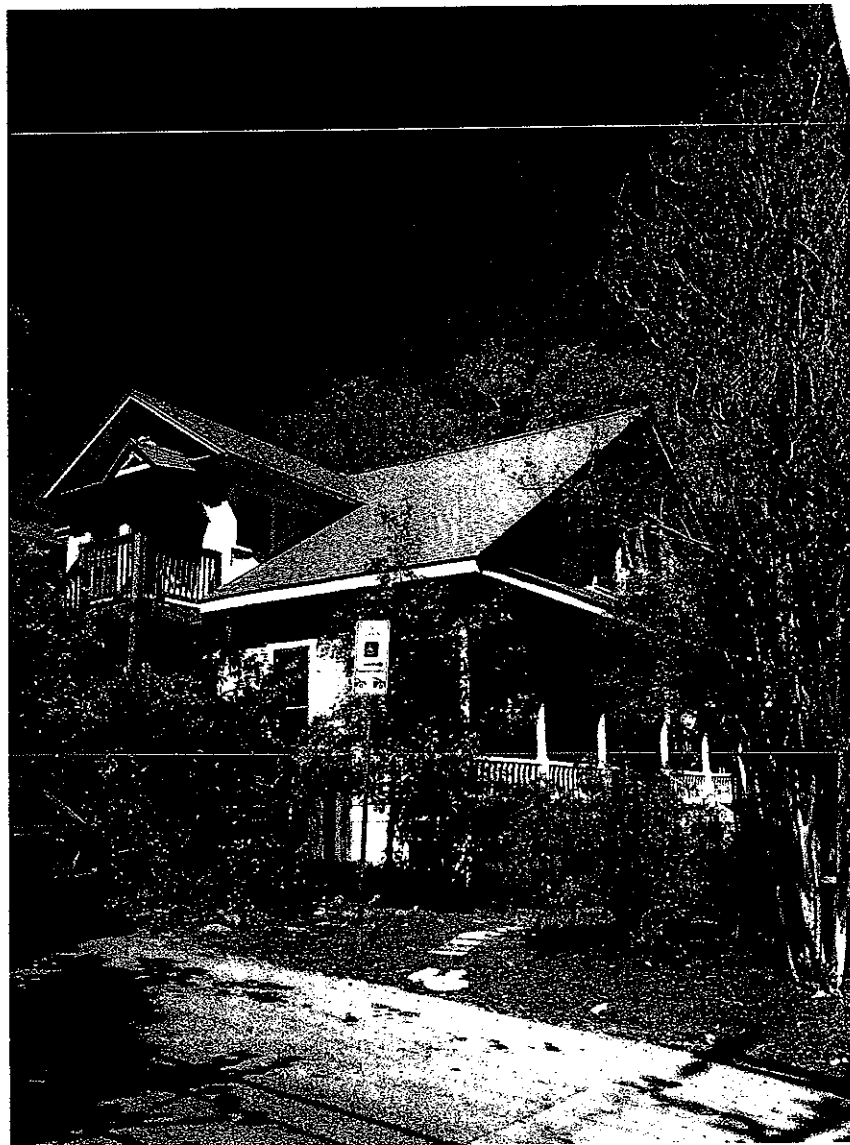
Dear Friends,

My name is Jan Currier, and my husband John Currier and I own and occupy a home at 617 Blanco. We successfully remodeled our home and enhanced its beauty and architectural authenticity six years ago, and have enjoyed it with family since that time. The following photo shows the home as it exists today. I grew up in Austin and my family has contributed over many years to making Austin the desirable city it is today. My father L.A. Felder, and my brother Scott Felder are both past Presidents of the Homebuilders Association of Austin. Our family has always kept the maintenance of the spirit and beauty of Austin as a benchmark for our success.



617 BLANCO

We recently purchased another house at 608 Blanco, which is a larger home across the street from our current residence. Our reason for the purchase is to give us more space to accommodate our large and expanding family, as our current home is too small. This recently purchased home, 608 Blanco, was not maintained well for decades, and was turned into an apartment building by its previous owners. These owners divided the home into three separate apartments with a steady turnover of tenants over the years. They added window air conditioner units and allowed the foundation of the home to settle, and the exterior to deteriorate and become an eye sore to the Clarksville community. They additionally added exterior stairways to access each of the upstairs apartments.



608 BLANCO

As residents of Clarksville currently, my husband and I were contributing petitioners to the formation of the Castlewood Historic District, which encompasses 608 Blanco, as well as our current home across the street.

Our proposal for the remodel of 608 Blanco will restore the front of the home to its original historical beauty, while modernizing the home, and turning an eye-sore into an asset to Clarksville in the same manner that we enhanced our current home. We have been cognizant of, and agree with, the desire of the residents of Clarksville and the city of Austin to diligently protect and maintain the quality of life and historical beauty of the architecture for the homes on Blanco. We put much thought into our plan for the remodel to comply with and exceed those expectations, and **our plan has received A Certificate Of Appropriateness** from the Historic Commission. We have additionally received letters of approval for our remodel plan from the adjacent homeowners.

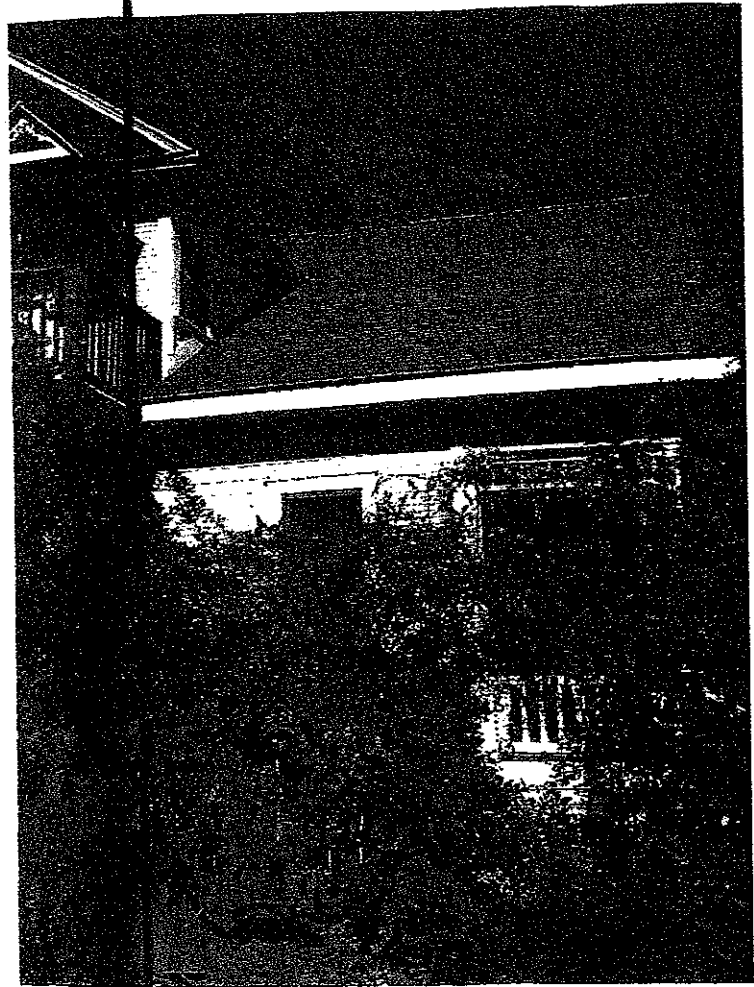
Our remodel plan requires that we retain the original footprint of the home with the only change being an addition of four feet to the rear of the home along with a window box. The additional 528 square feet would require a variance from the City of Austin for size, as we would slightly exceed the McMansion size ordinance. The impervious coverage of the site will comply with city ordinances and actually be reduced from the current coverage due to the fact that the garage that was built originally will be removed in its entirety. The current size of the home is 3391 square feet. We will be fully compliant with ordinances for side -wall articulation. We plan to restore the windows and doors to original period quality and appearance and restore the home to its original beauty.

608 Blanco is located between 6th and 7th streets. The alley behind the commercial properties on 6th street run adjacent to our home on it's south boundary. The service entrance and trash pick-up for Café Josie is directly across the alley, and Wiggey's Liquor store is on the corner of 6th and Blanco, within 200 feet of the home's front door. All of the parking for the employees and clients for the restaurants, bars, and commercial businesses on 6th street park on the curb along both sides of Blanco from 7:00 am until after 10pm at night. Our home at 608 Blanco is zoned MF4 due to its close proximity to the adjacent commercial properties....however, it is our desire to restore this historical single family home to it's natural esthetic qualities that were originally there when the home was built. The remodel will allow us to update all the wiring and plumbing of the home to be less danger to the community, and to restore the original luster and beauty to this historical home that presently detracts from that beauty due to neglect and deterioration. Our planned use will lessen the traffic and parking on 6th street, as we will restore it as a single family home, and not three separate apartments as it is currently configured.

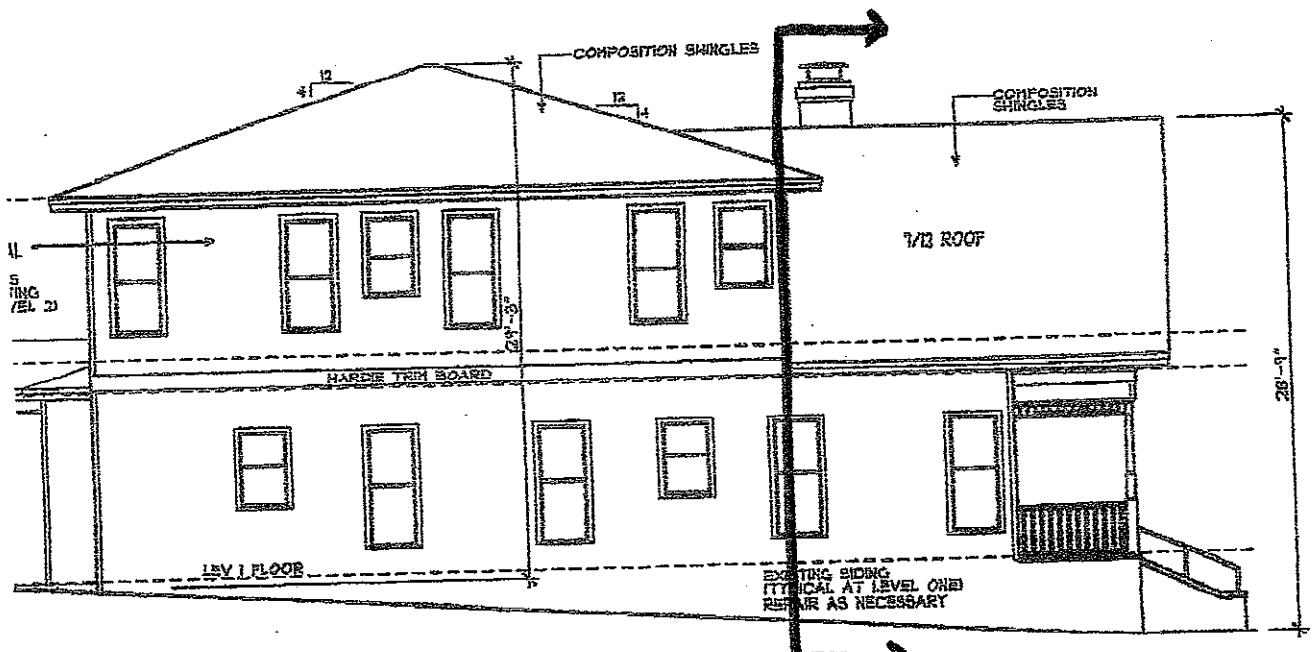
Please grant our variance request for the additional 528 Square feet so that we can move forward with the restoration of this classic Clarksville property as we are within the 20% variance allowed by city ordinance. It would be a shame to allow this beautiful old home to continue as a tenant home and deteriorate further, when we have the desire, resources, and expertise to make it one of the beautifully restored homes in Old Clarksville.

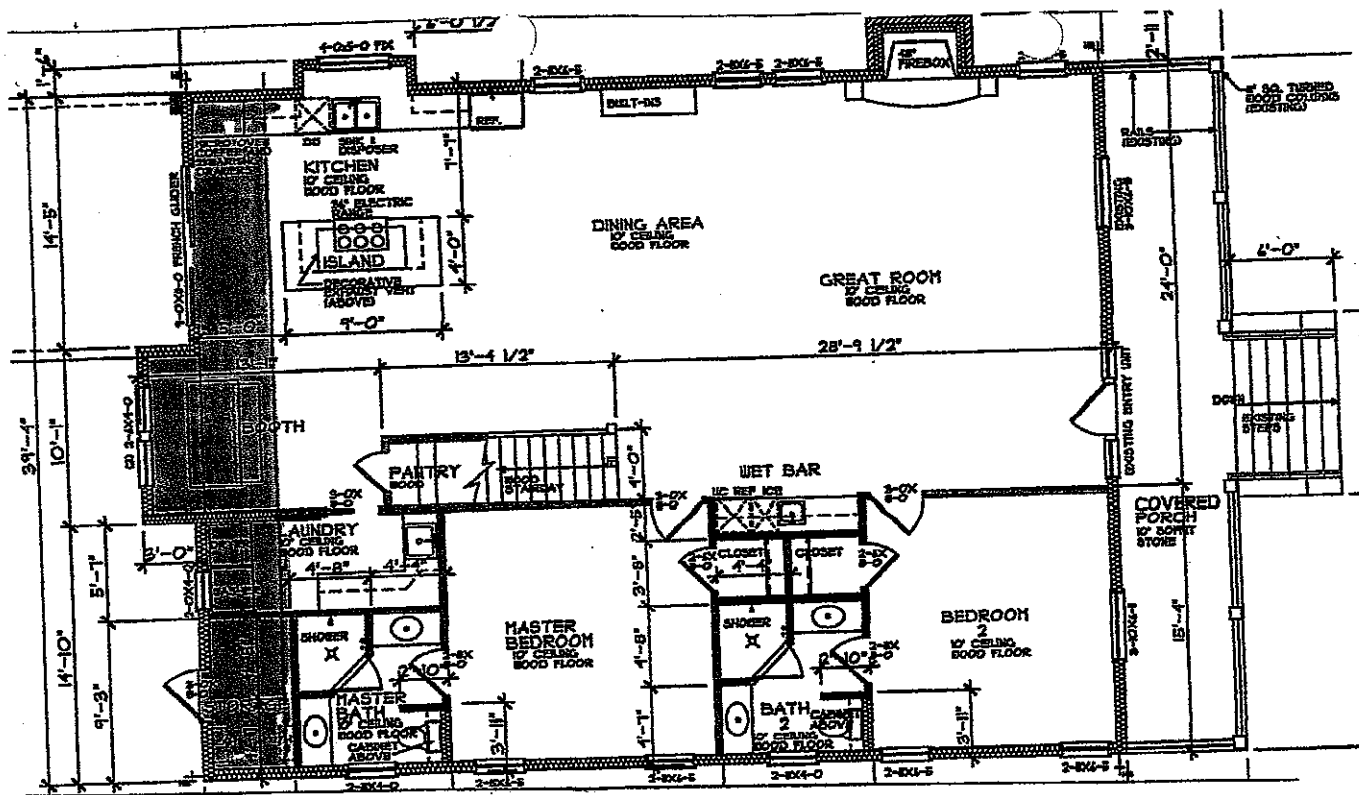
Sincerely,


Jan Currier



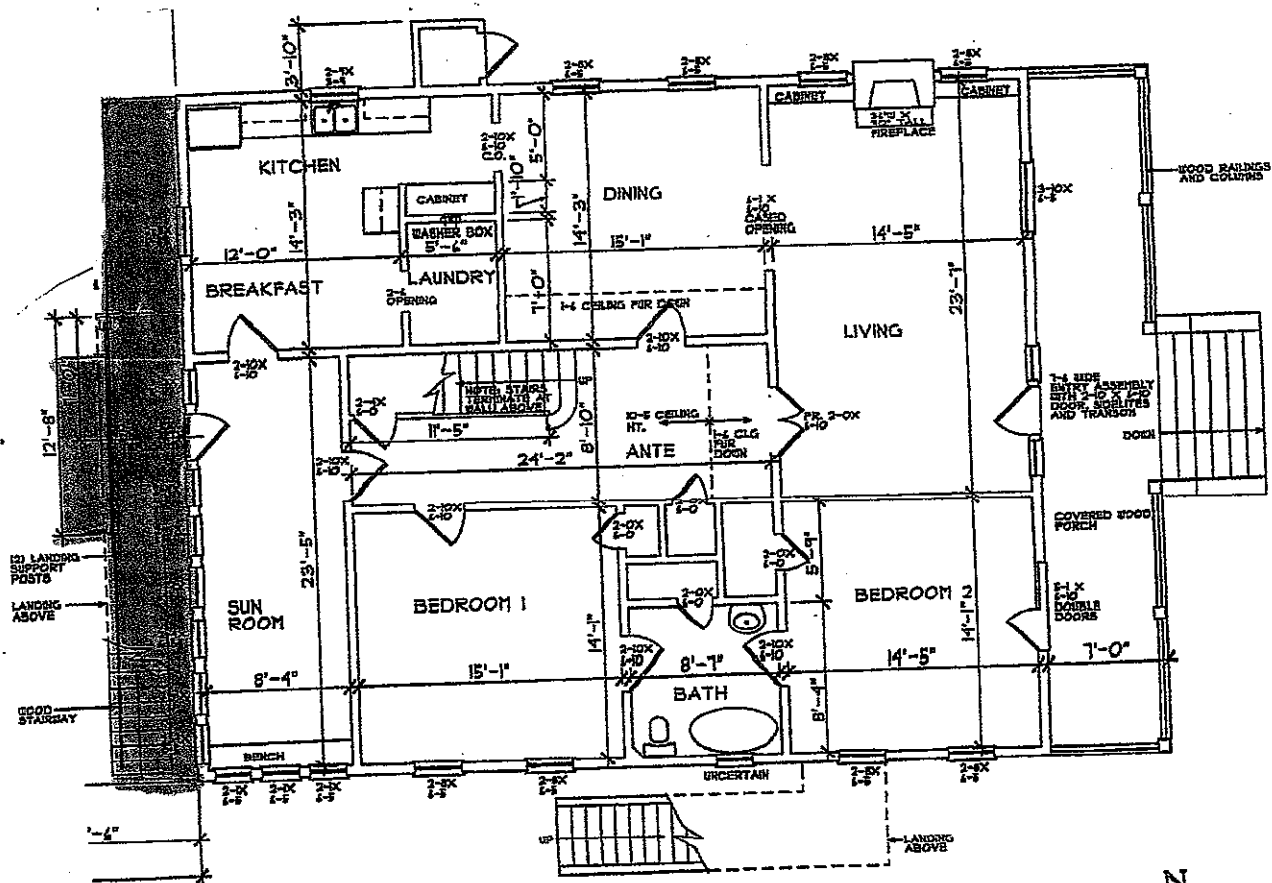
20' Retained per Historical Commission





LEVEL ONE FLOOR PLAN

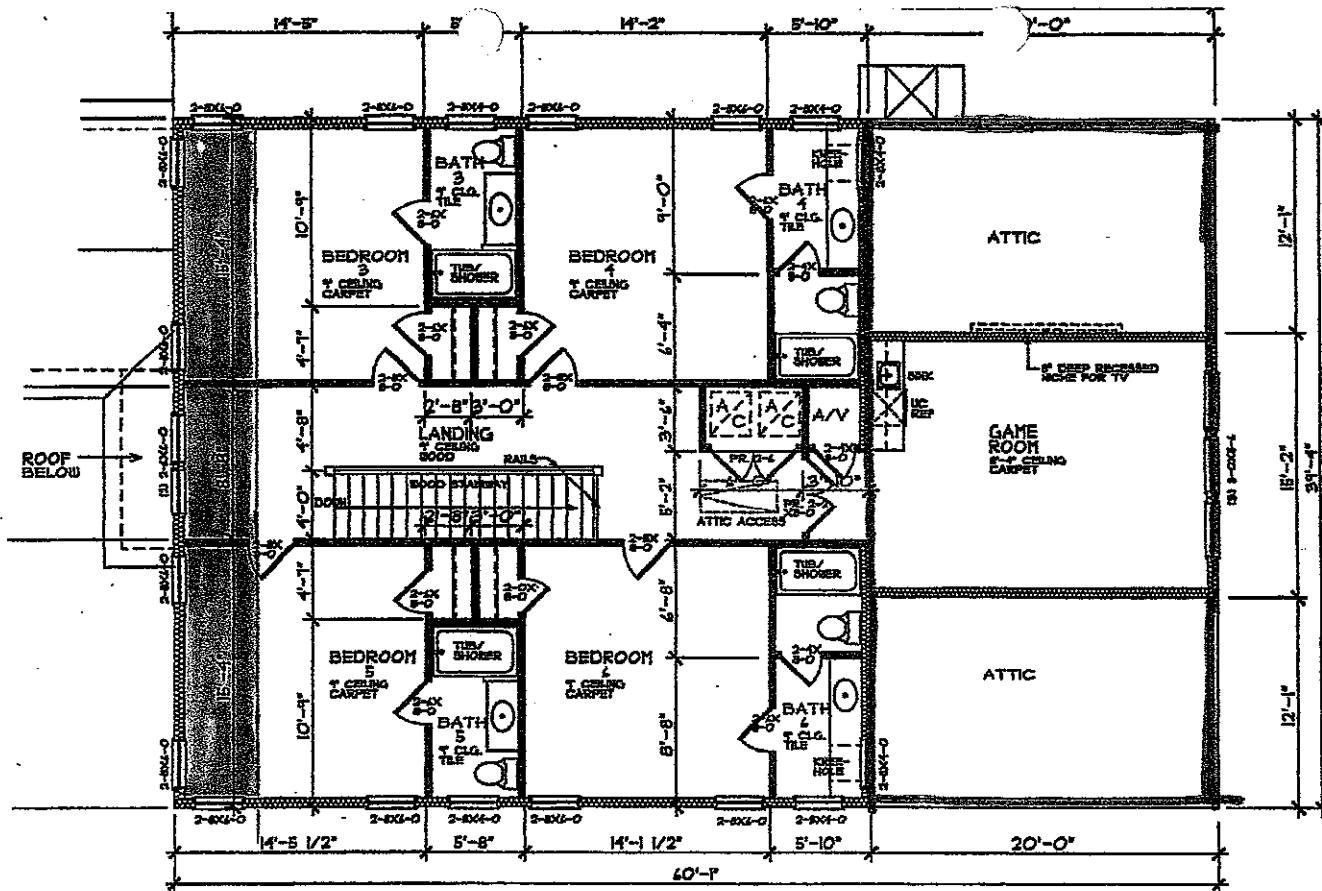
Added 4' to Back of house



NOTES: 1. ALL CEILINGS THIS LEVEL ARE 10'-0" HIGH UNLESS NOTED OTHERWISE
 2. ALL EXTERIOR DOORS AND WINDOWS HAVE A 8'-0" HEAD HEIGHT
 3. WALL THICKNESSES ARE UNKNOWN AND MAY VARY
 4. DIMENSIONS MAY VARY ±1 1/2" PER WALL



LEVEL ONE AS-BUILT FLOOR PLAN



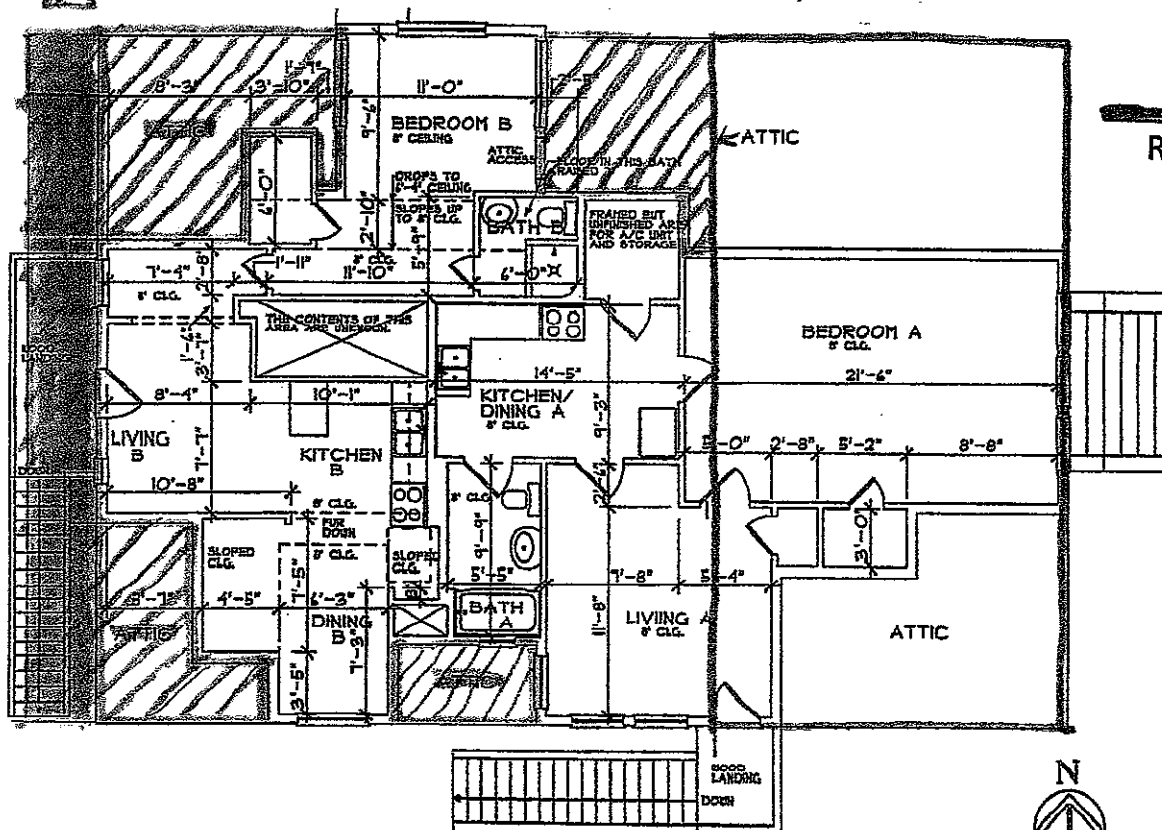
Added square footage

LEVEL 2 FLOOR PLAN

SCALE: 3/32" = 1'-0"



Added square footage and recouped attic space

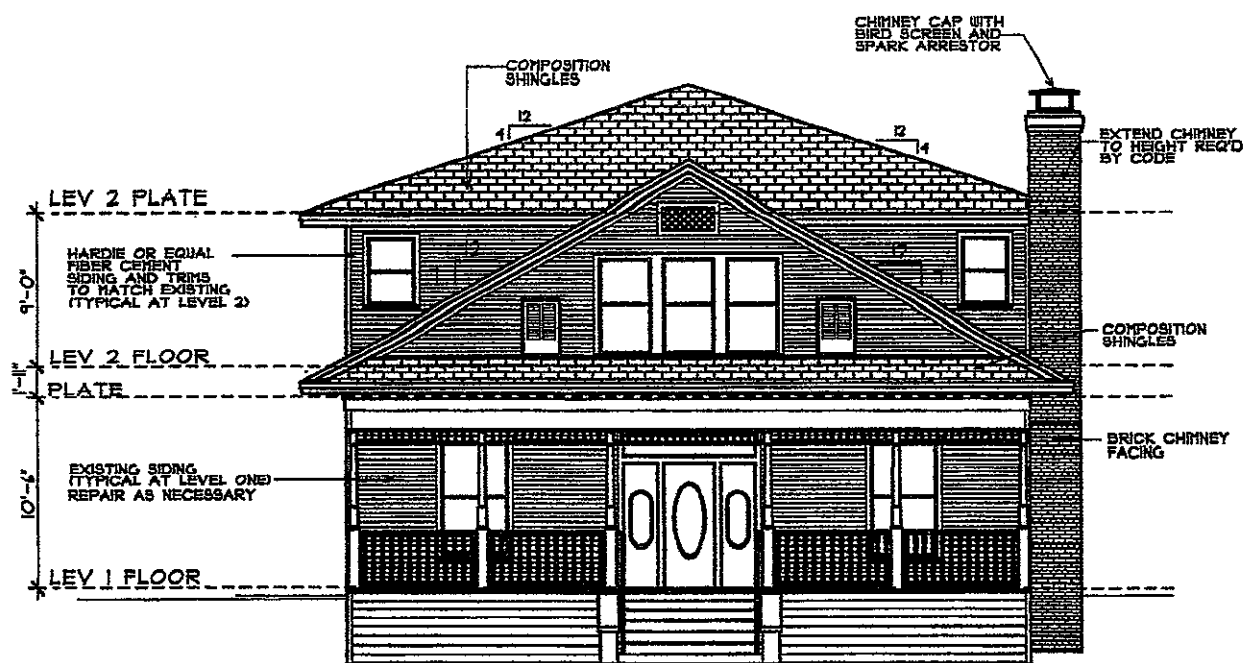
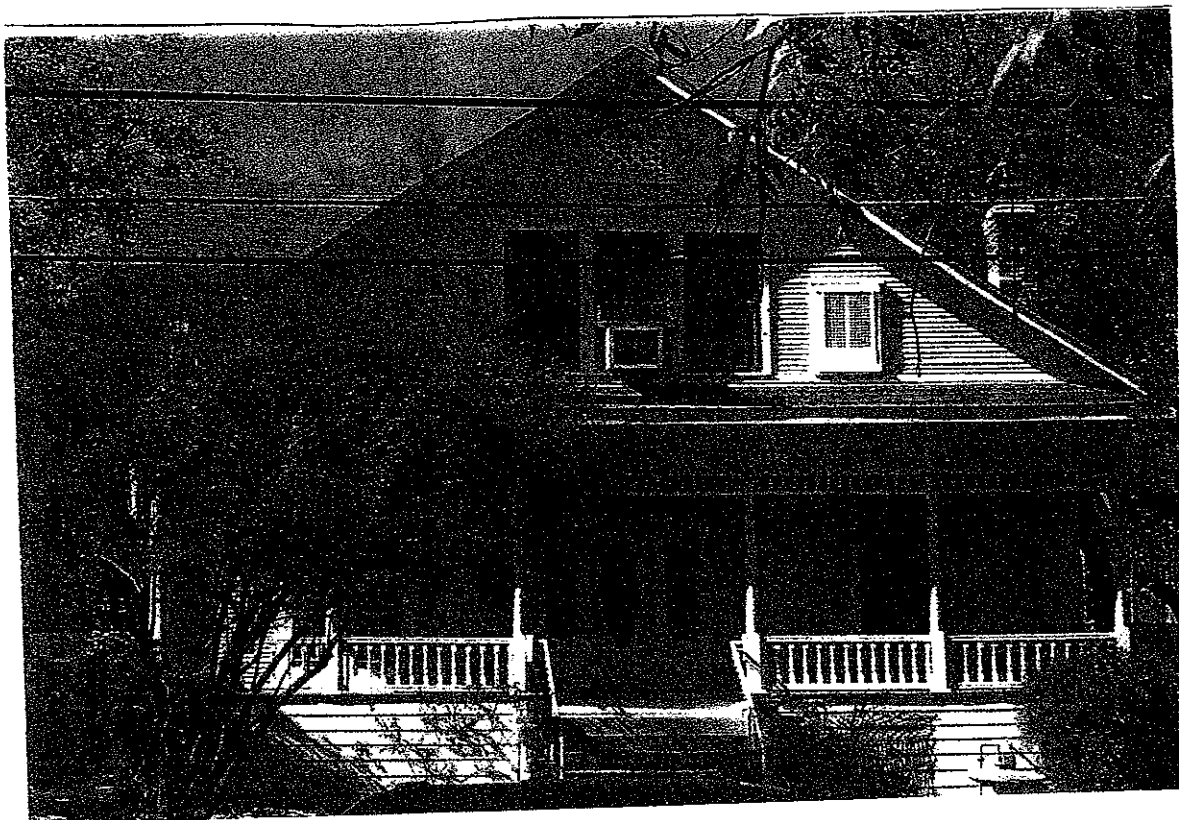


Retained 20'

LEVEL TWO AS-BUILT FLOOR PLAN

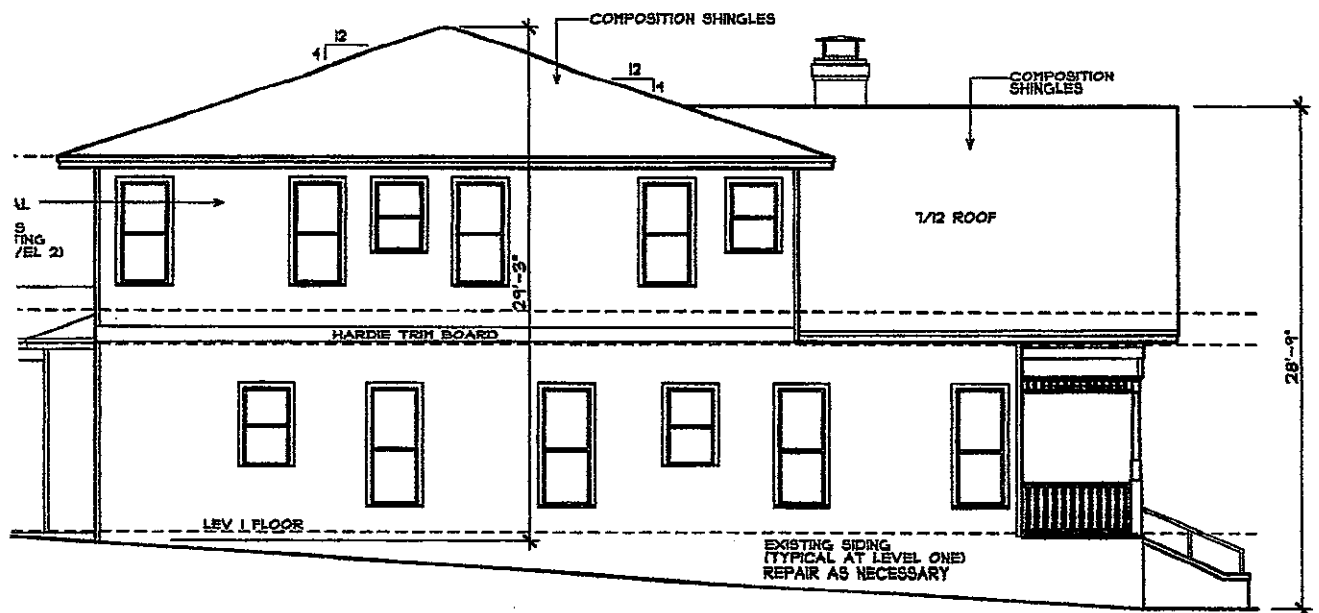
SCALE: 1/8" = 1'-0"





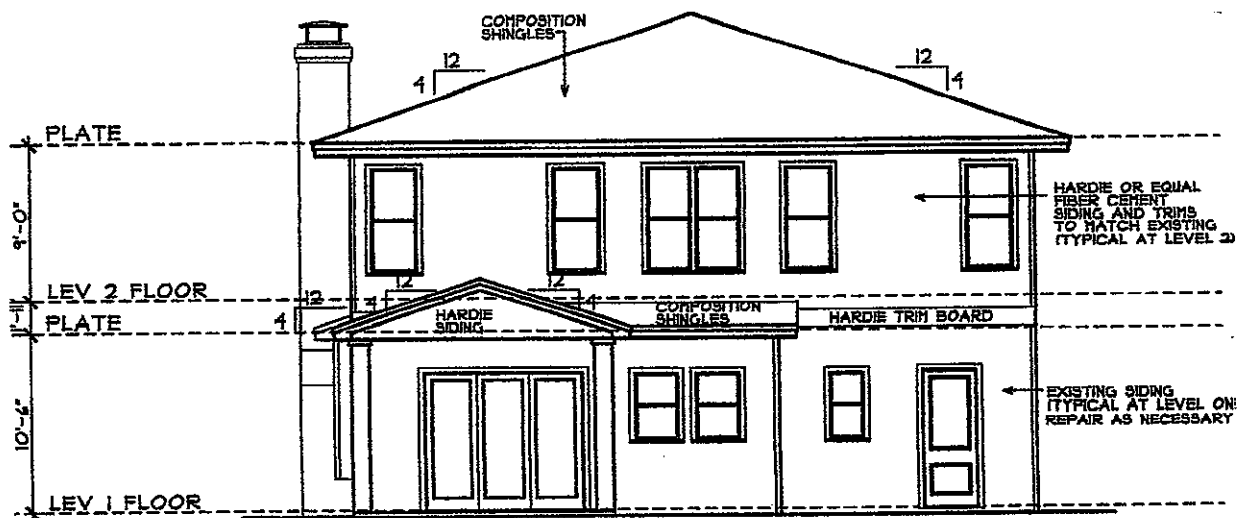
EAST ELEVATION

SCALE: $3/32" = 1'-0"$



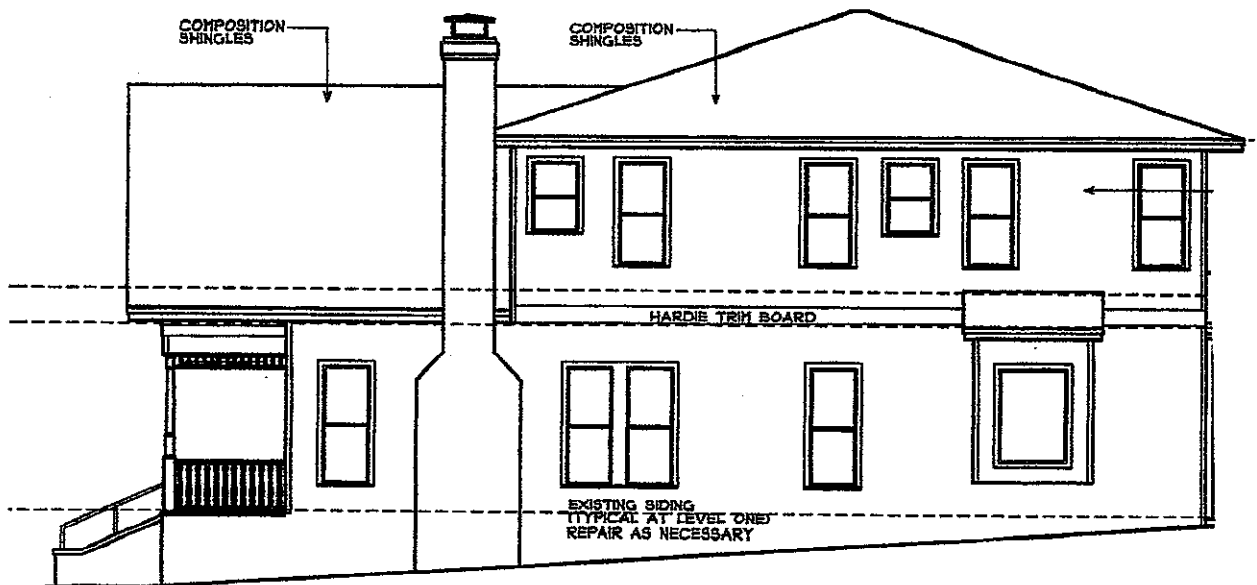
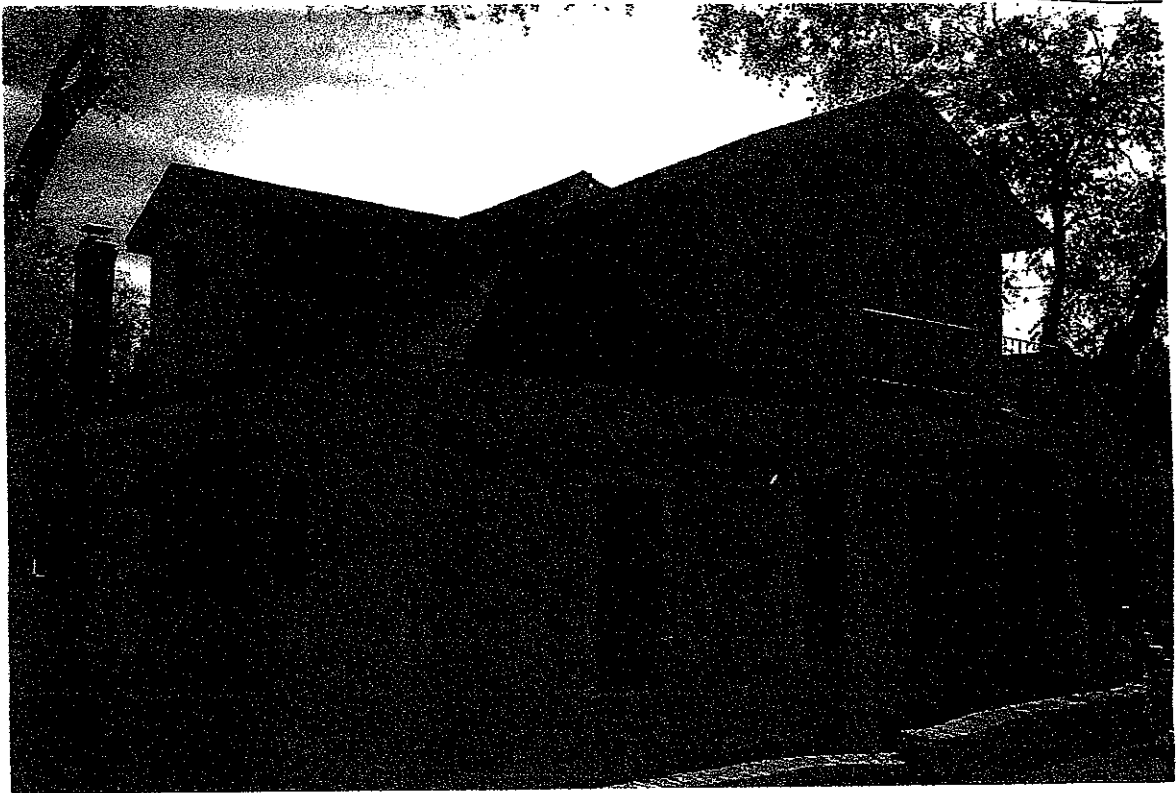
SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



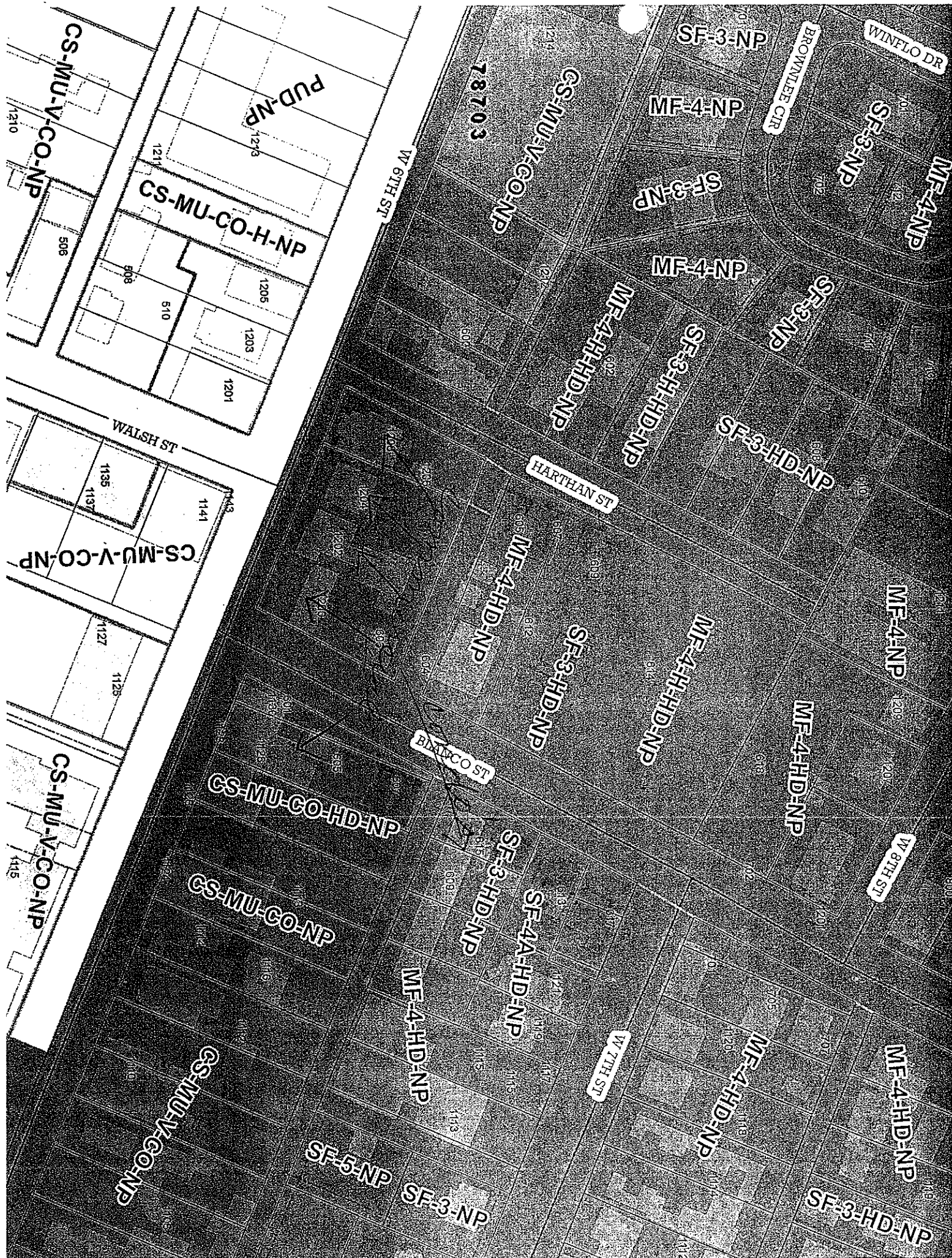
WEST ELEVATION

SCALE: 3/32" = 1'-0"



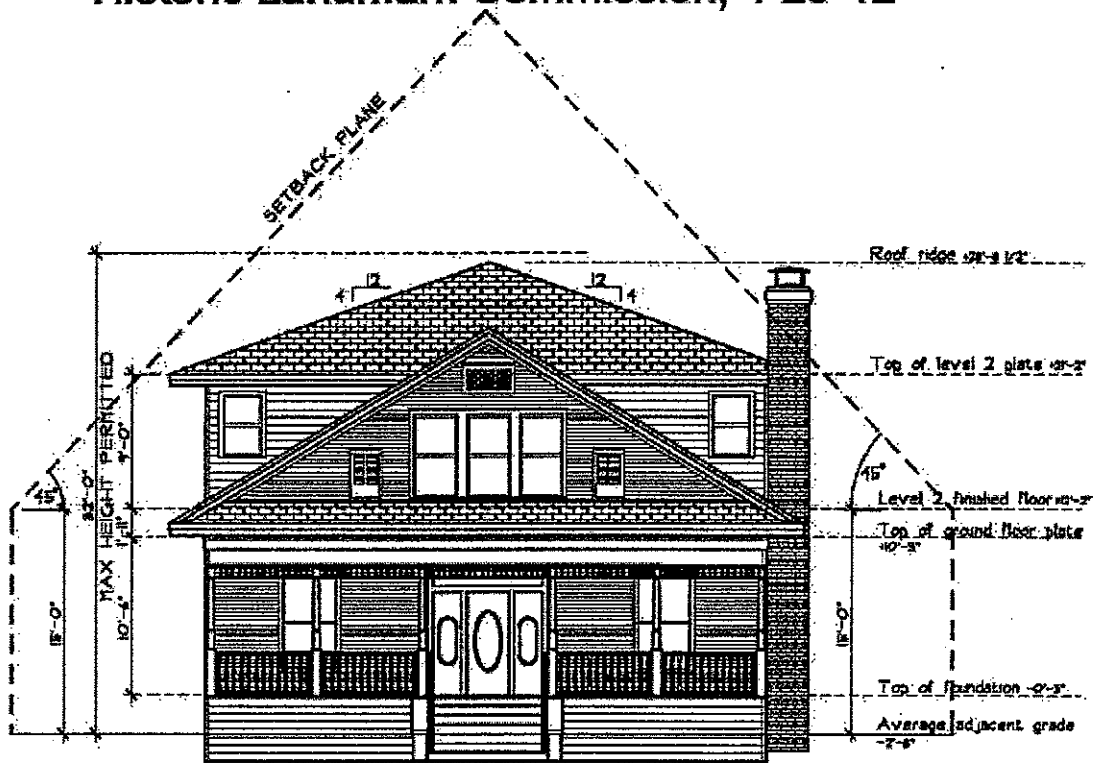
NORTH ELEVATION

SCALE: $\frac{3}{32}'' = 1'-0''$



608 BLANCO STREET

Remodel and Addition approved by the
Historic Landmark Commission, 4-26-12



Proposed Front Elevation



Existing Front Elevation

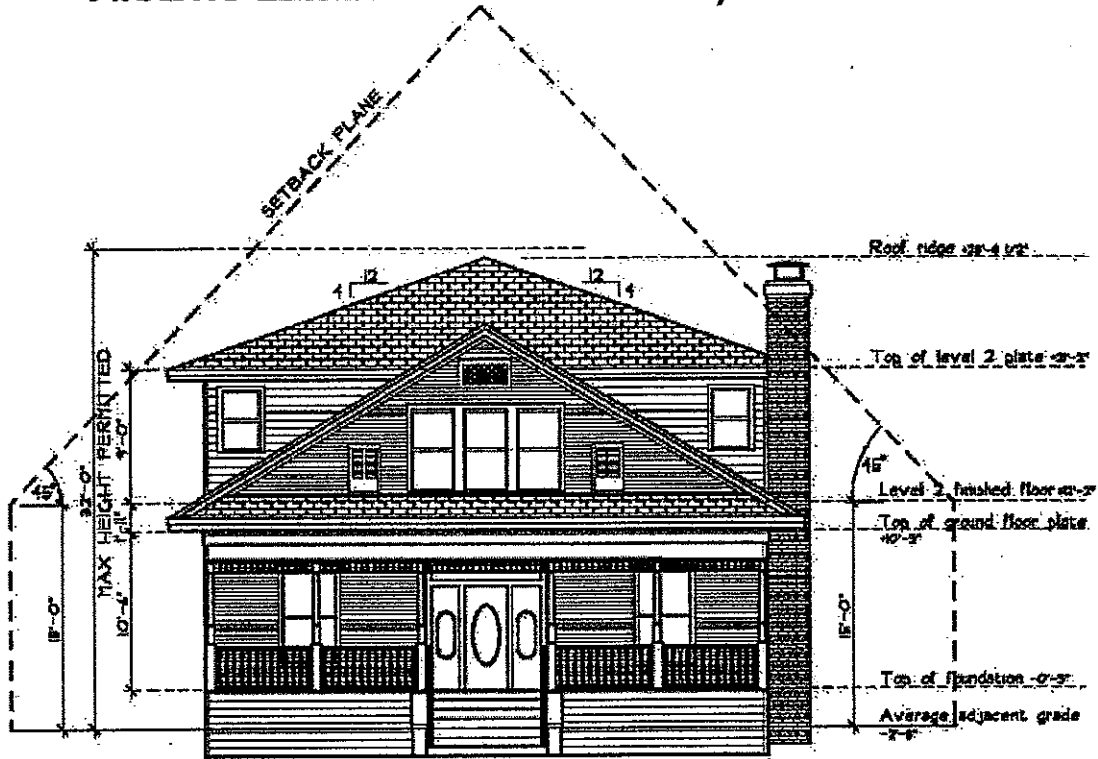
I approve:

Address:

Phil Solomon PHIL SOLOMON
612 Blanco

608 BLANCO STREET

Remodel and Addition approved by the
Historic Landmark Commission, 4-26-12



Proposed Front Elevation



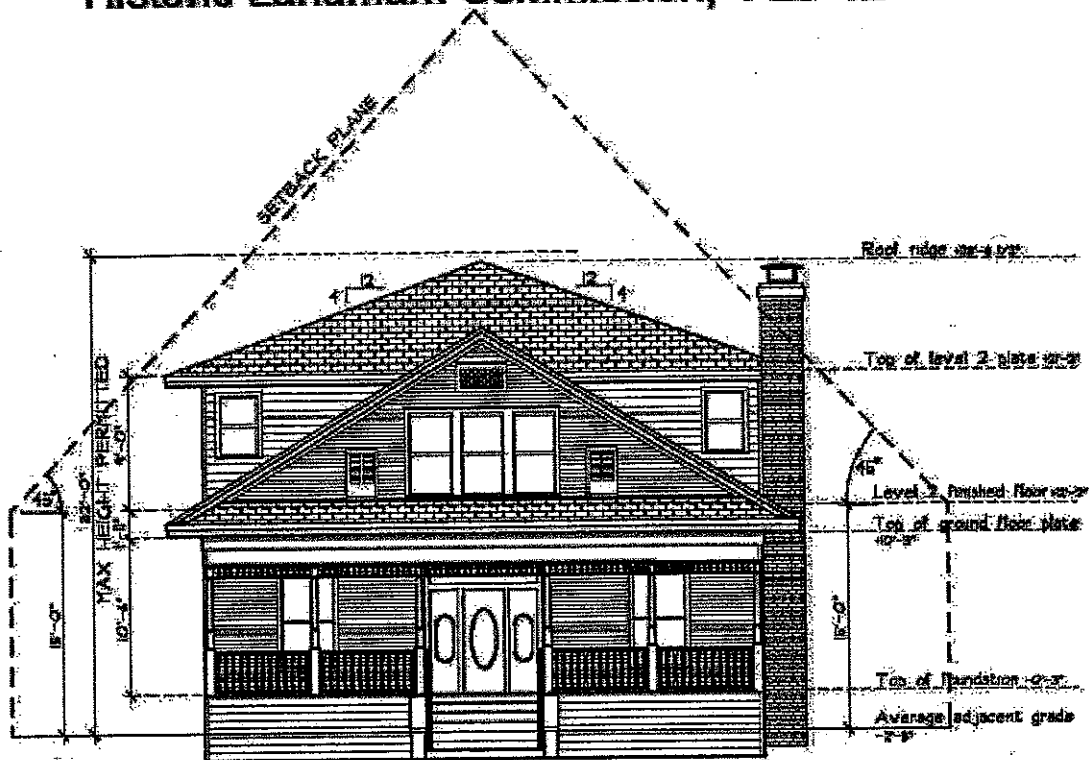
Existing Front Elevation

*Thank you
for saving this
old house -
Margie*

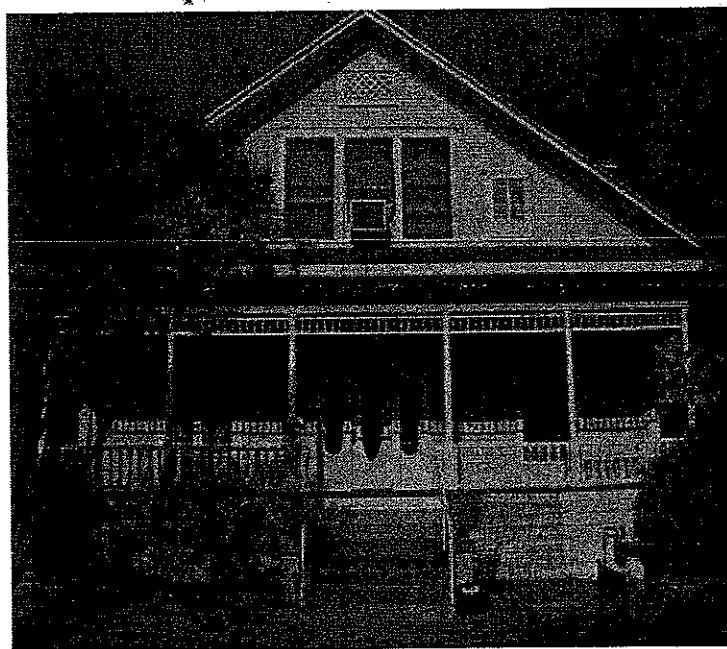
I approve: Margorie Hook
Address: 613 Blanco St.

608 BLANCO STREET

Remodel and Addition approved by the
Historic Landmark Commission, 4-26-12



Proposed Front Elevation



Existing Front Elevation

I approve: Pam Magee and Chet Hornung
Address: 605 Harbor St

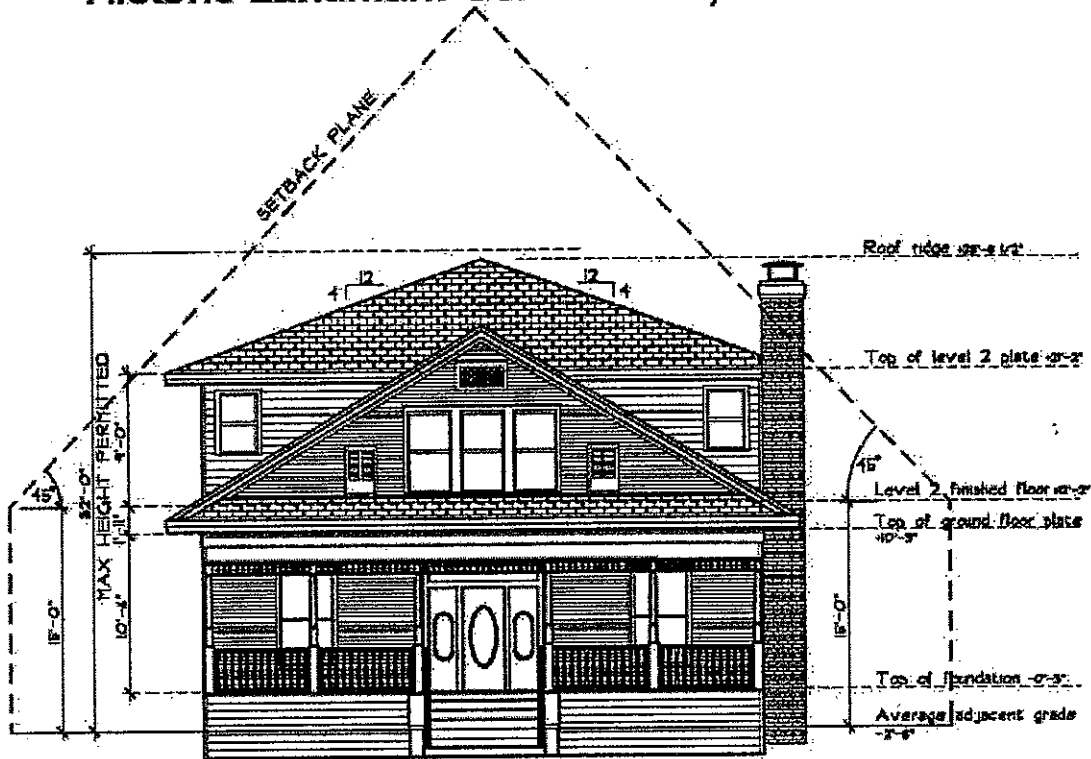
**Remodel and Addition approved by the
Historic Landmark Commission, 4-26-12**



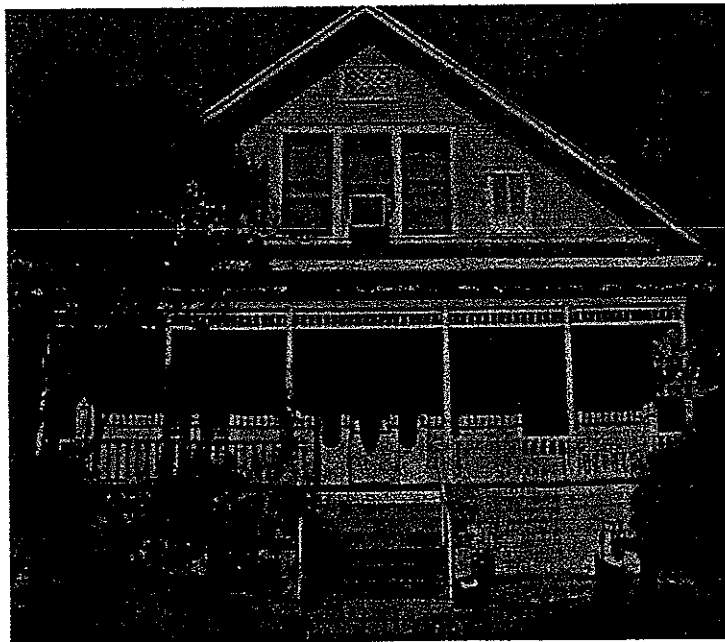
I approve: Richard S. McEown, Executor of Madge Simmons Estate
Address: 607 Blanco St., Austin, Texas 78703-5307

608 BLANCO STREET

Remodel and Addition approved by the
Historic Landmark Commission, 4-26-12



Proposed Front Elevation



Existing Front Elevation

We

approve:

David + Leslie Wolff

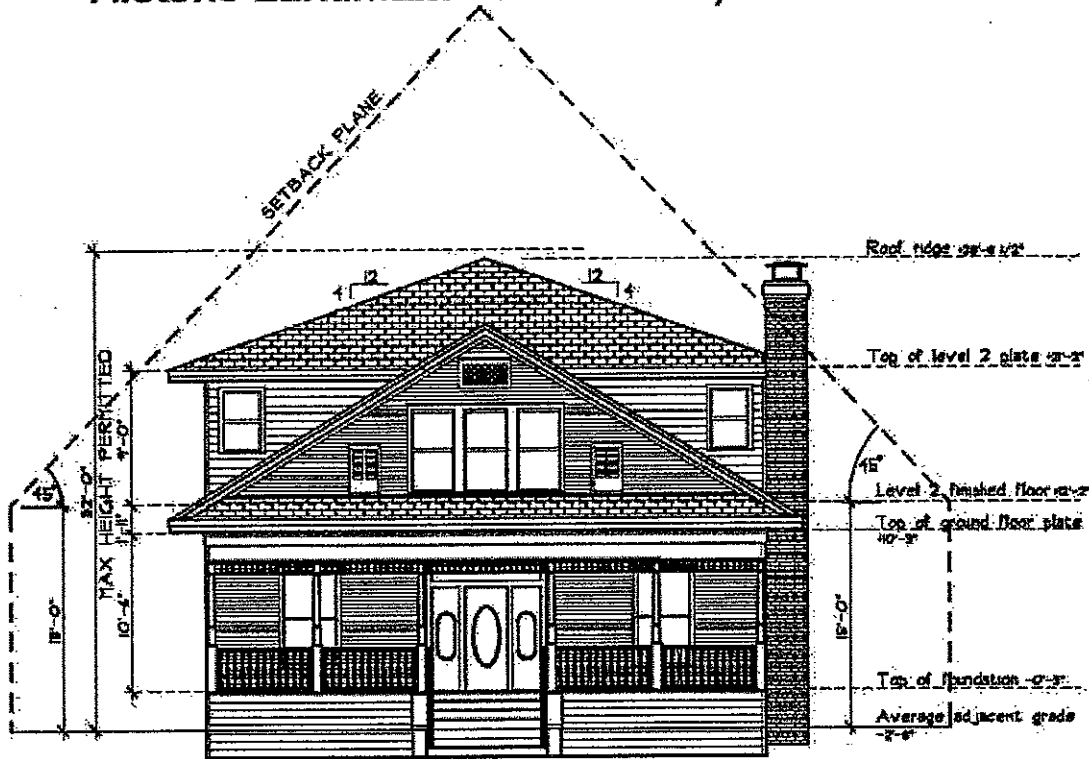
Address:

1206 W. 8th St, Austin 78703

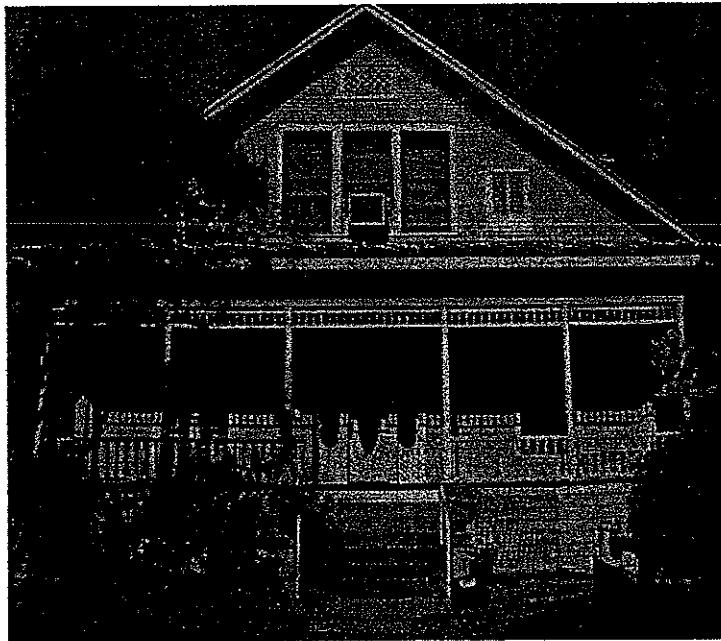
We wish you all the best with these

608 BLANCO STREET

Remodel and Addition approved by the
Historic Landmark Commission, 4-26-12



Proposed Front Elevation



Existing Front Elevation

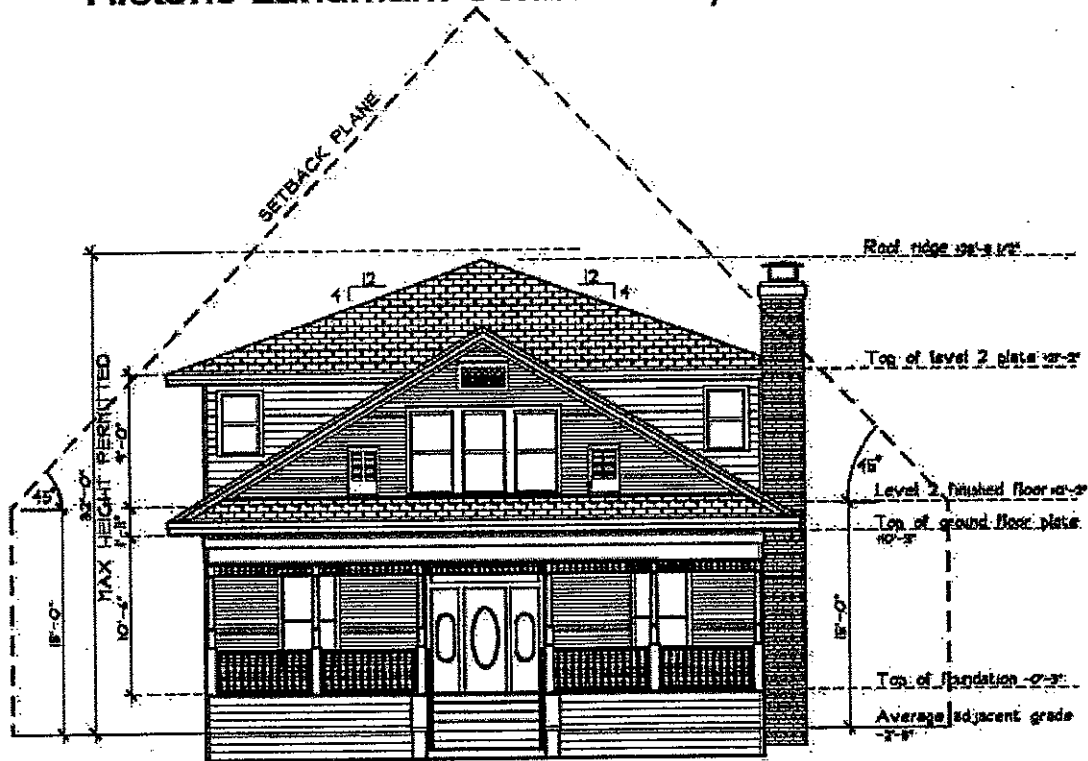
I approve:

Address:

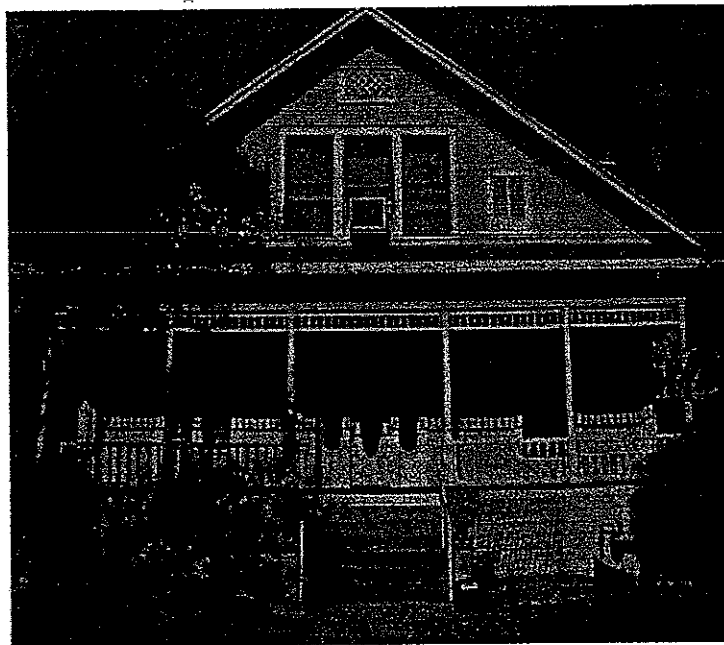
Brooke Baker
1207 W 8th Austin 78703

608 BLANCO STREET

Remodel and Addition approved by the
Historic Landmark Commission, 4-26-12



Proposed Front Elevation

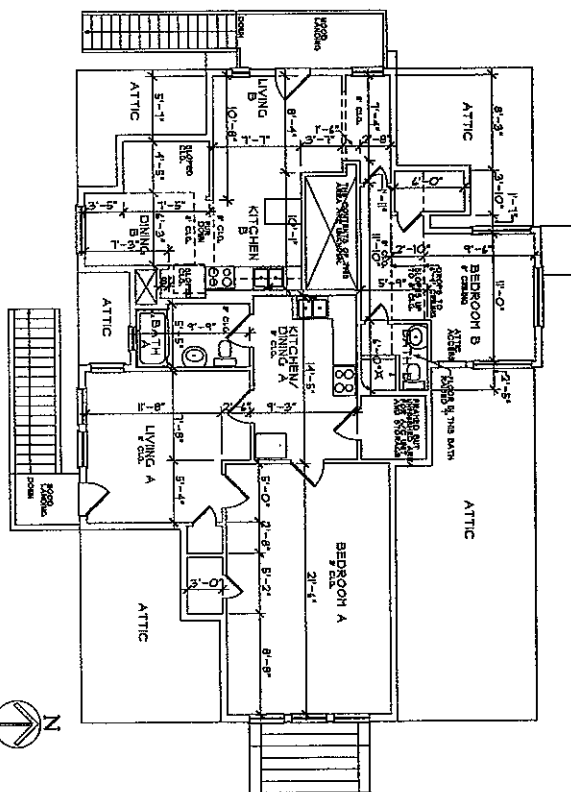


Existing Front Elevation

I approve:

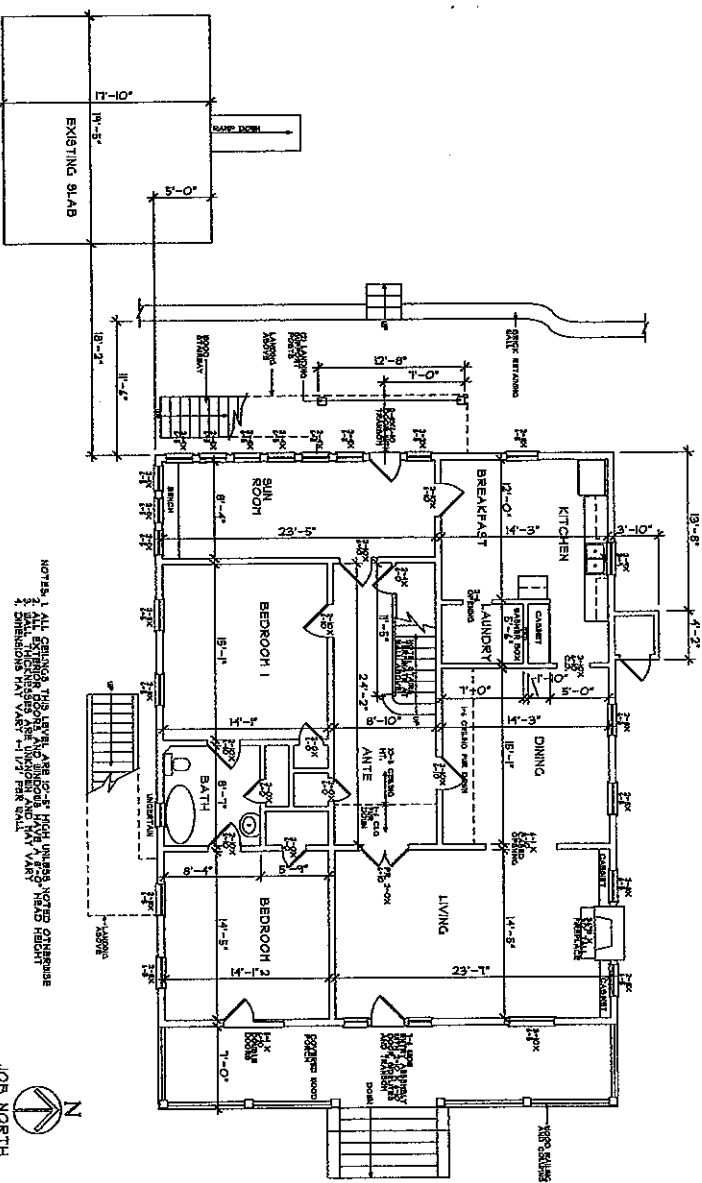
Address:

CHARLES WEBER, 802 BLANCO ST, AUSTIN TX 78703



LEVEL TWO AS-BUILT FLOOR PLAN

SCALE: 1/8" = 1'-0"



LEVEL ONE AS-BUILT FLOOR PLAN

SCALE: 1/8" = 1'-0"



- NOTES: 1. ALL DIMENSIONS THIS LEVEL ARE 12" MIN. UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
3. DIMENSIONS MAY VARY +/- 1/2" PER WALL.

HUDSON HOMES - BLANCO ST.

610 BLANCO STREET, AUSTIN, TRAVIS COUNTY, TX
DESIGN BY HUDSON HOMES, HORSESHOE BAY, TX 830-596-9700
DRAWN BY HOUSE PLANS, ETC., MARBLE FALLS, TX 78654 830-201-4150

PLAN DATE
10/12/11

REVISION

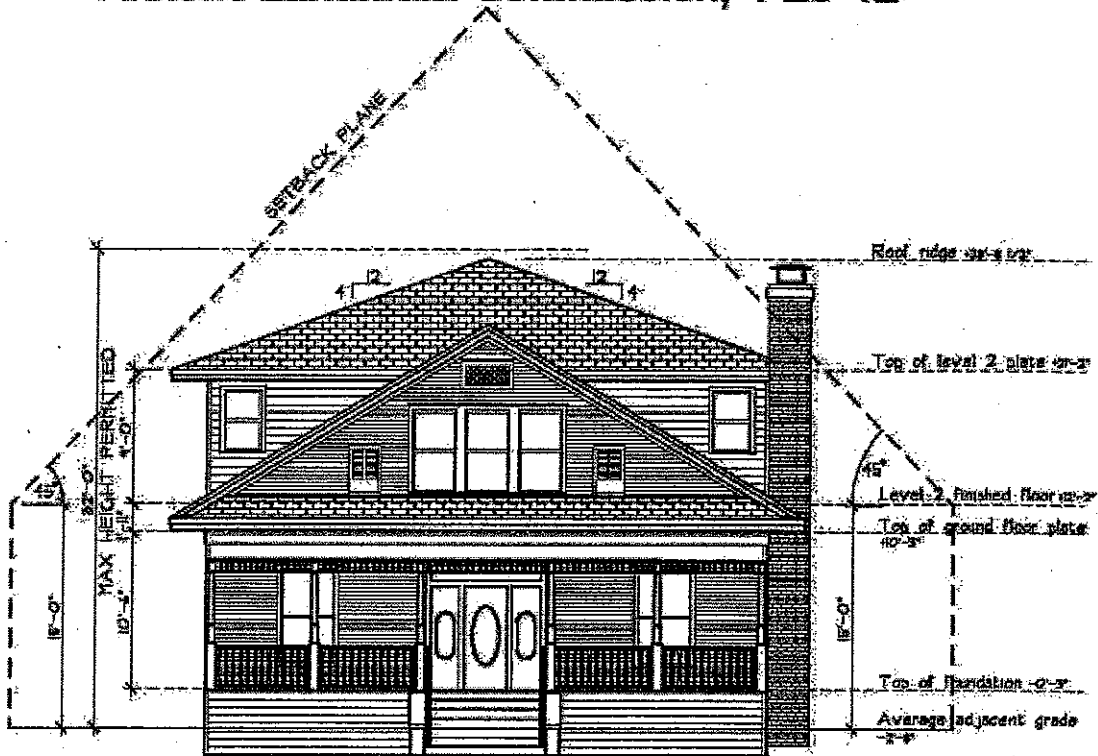
**Remodel and Addition approved by the
Historic Landmark Commission, 4-26-12.**



I approve: James L. Buean Est by Rosemary B. Hermion
Address: 605 Blanco

608 BLANCO STREET

Remodel and Addition approved by the
Historic Landmark Commission, 4-26-12

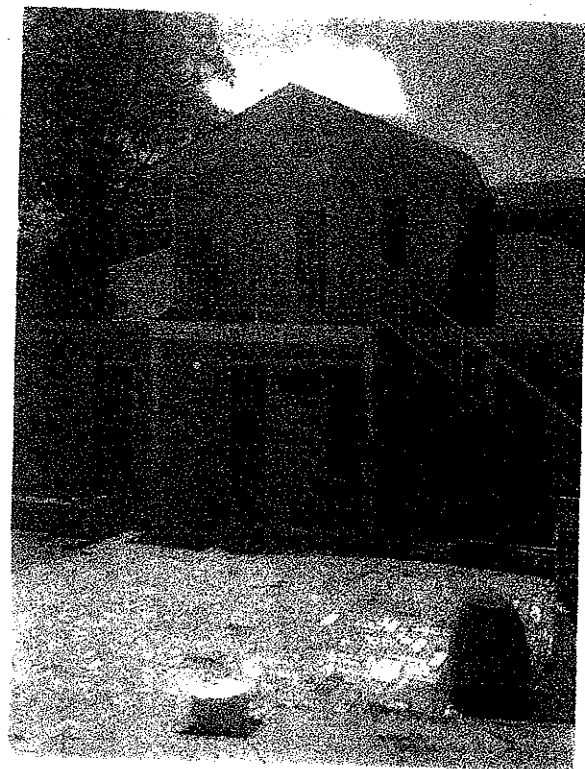
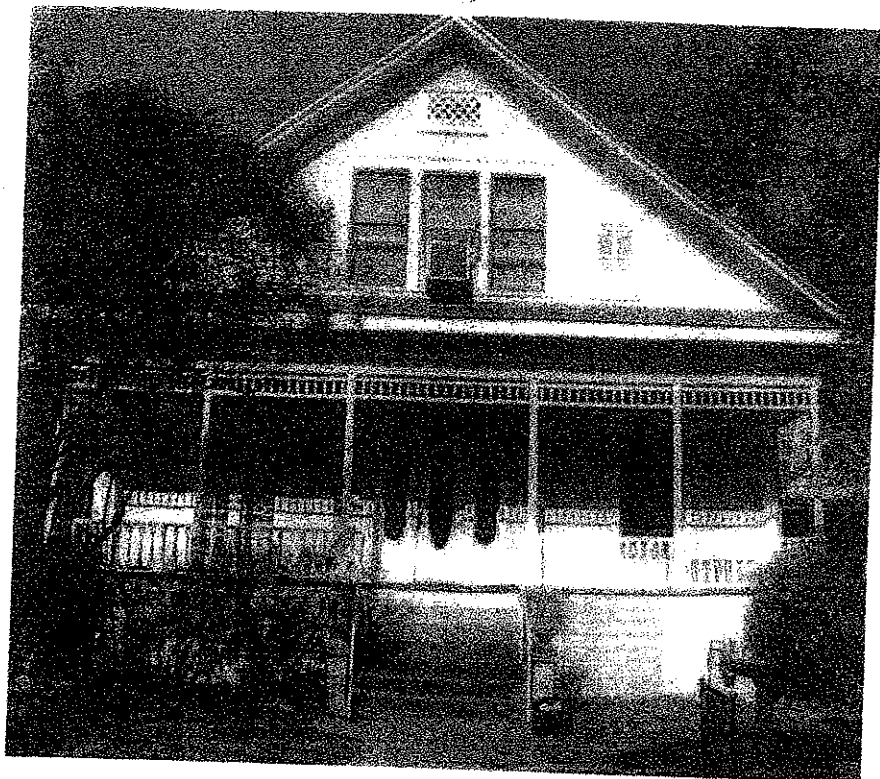


Proposed Front Elevation

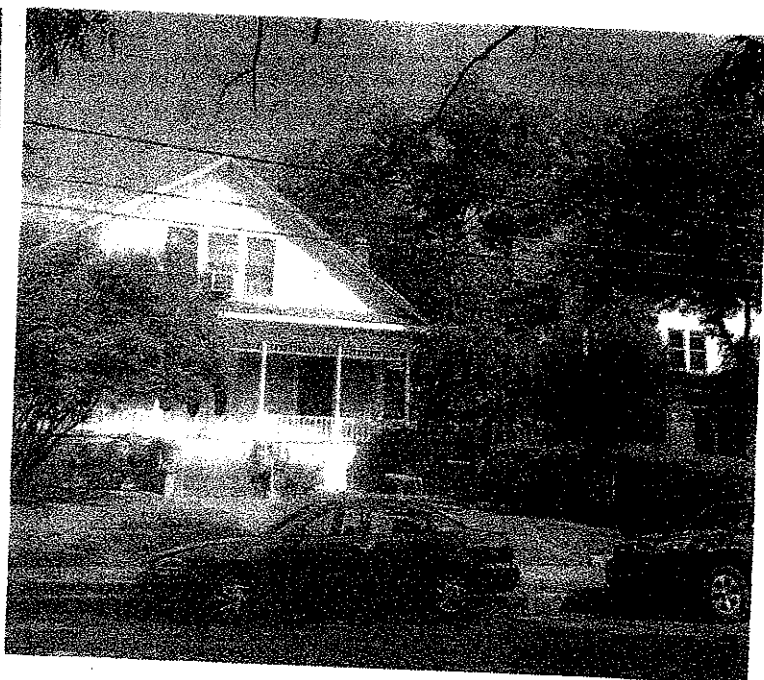
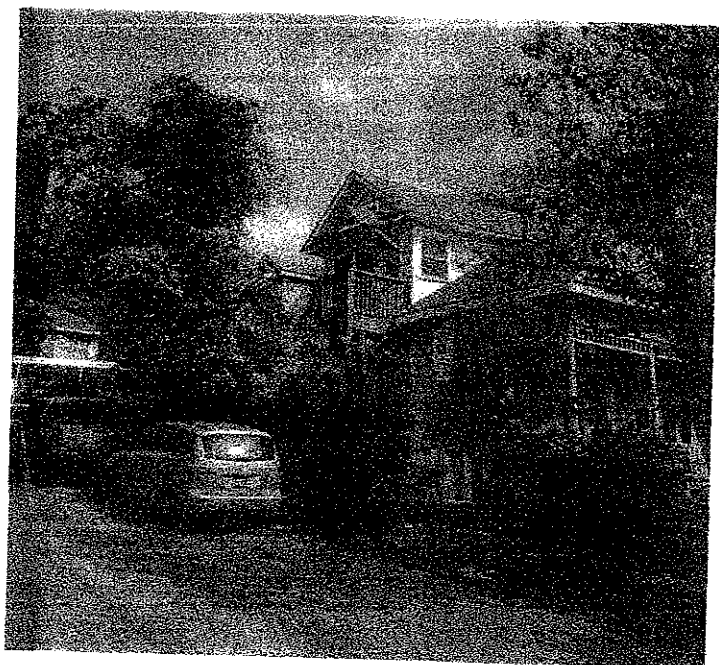


Existing Front Elevation

I approve: Taylor Perkins
Address: 607 Martha Ave.

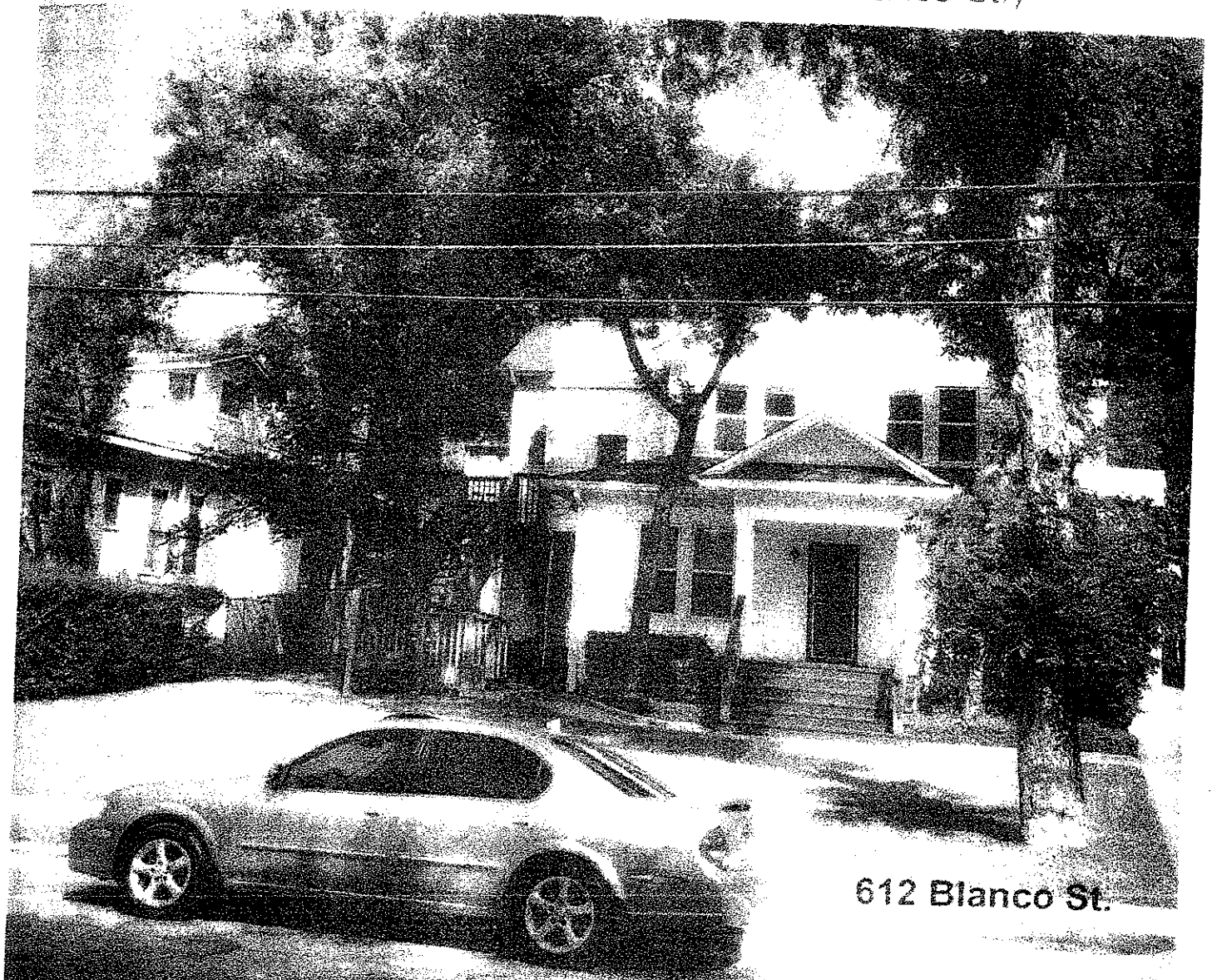


THE CURRIER RESIDENCE
608 Blanco St.



ADJACENT HOMES

(Same side of the street and north on Blanco St.)



612 Blanco St.

614 Blanco St. &
618 Blanco St.
VACANT LOTS

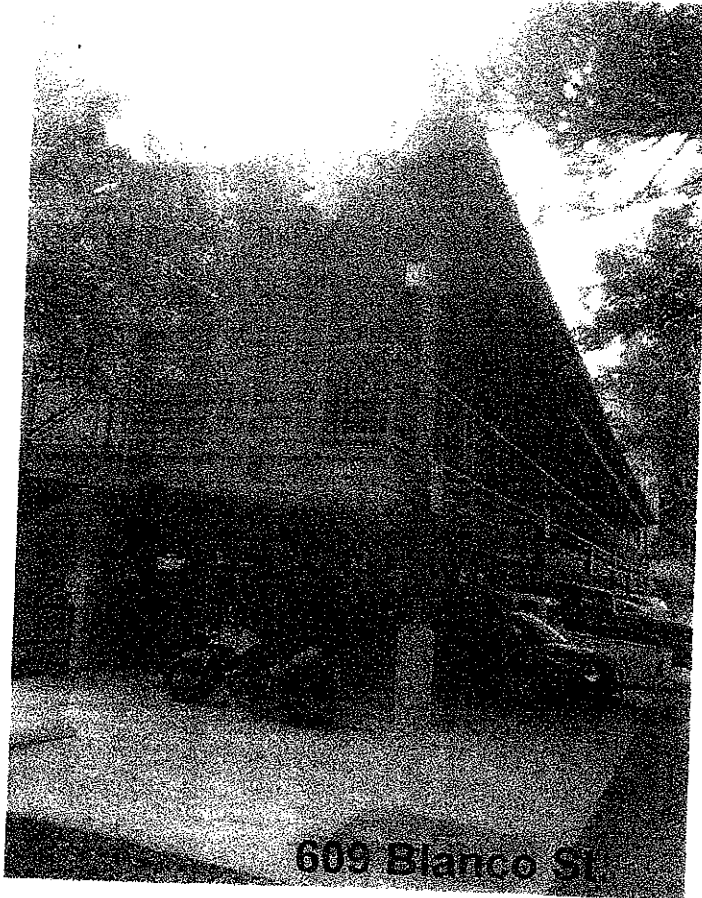


620 Blanco St.

FAR 50%

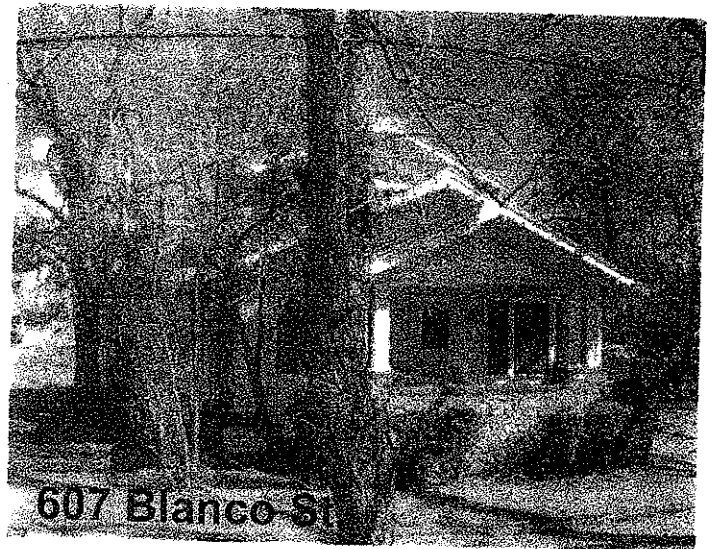
ADJACENT HOMES

(Across the street and south on Blanco St.)

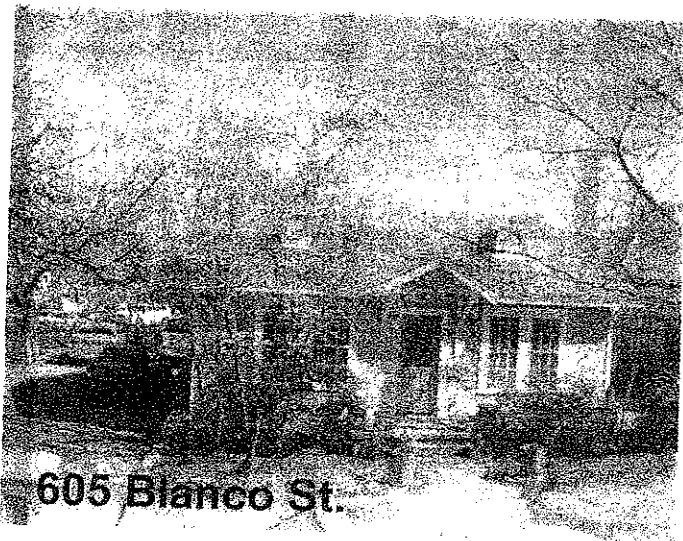


609 Blanco St.

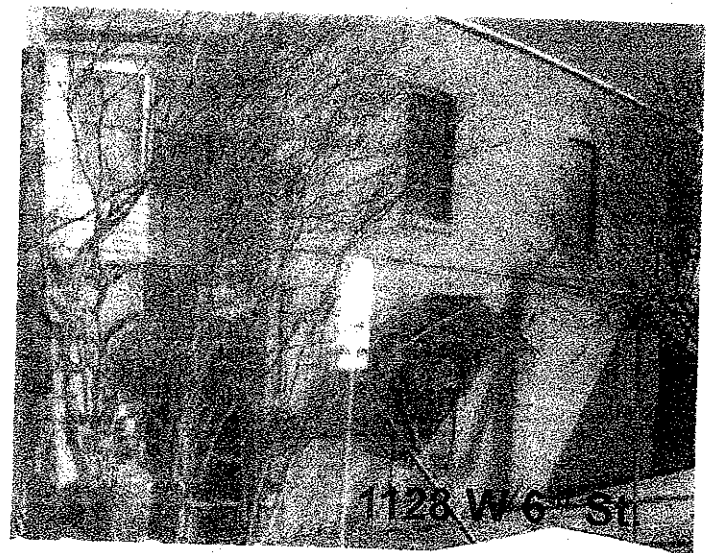
FAR 62%



607 Blanco St.



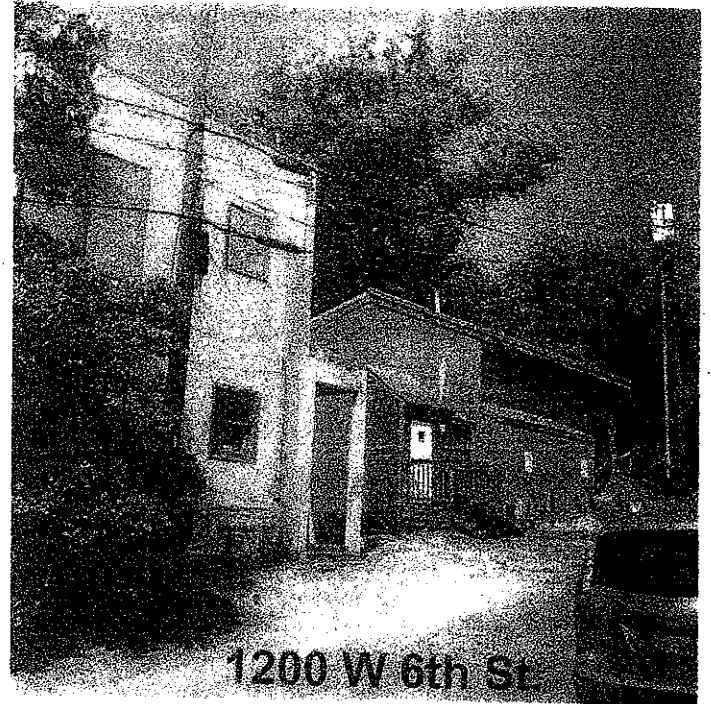
605 Blanco St.



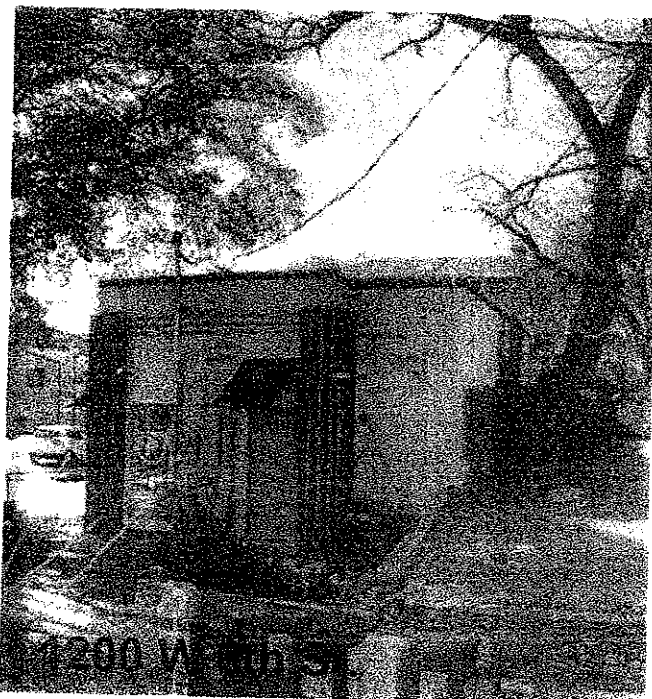
1128 W 6th St.

ADJACENT HOMES

(Same side of the street and south on Blanco St.)

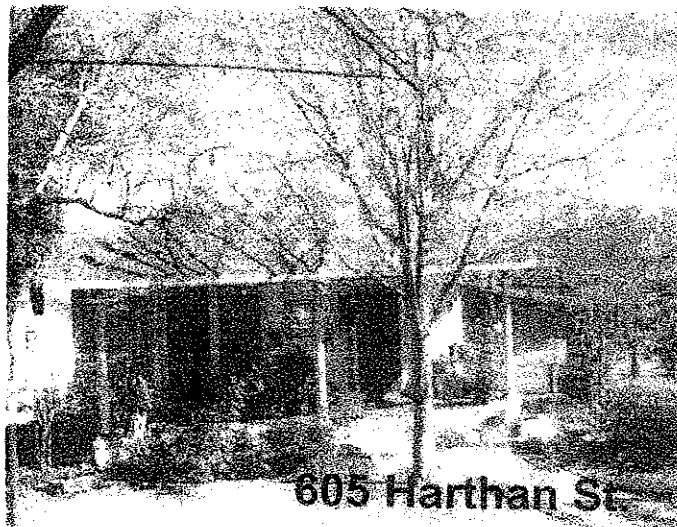
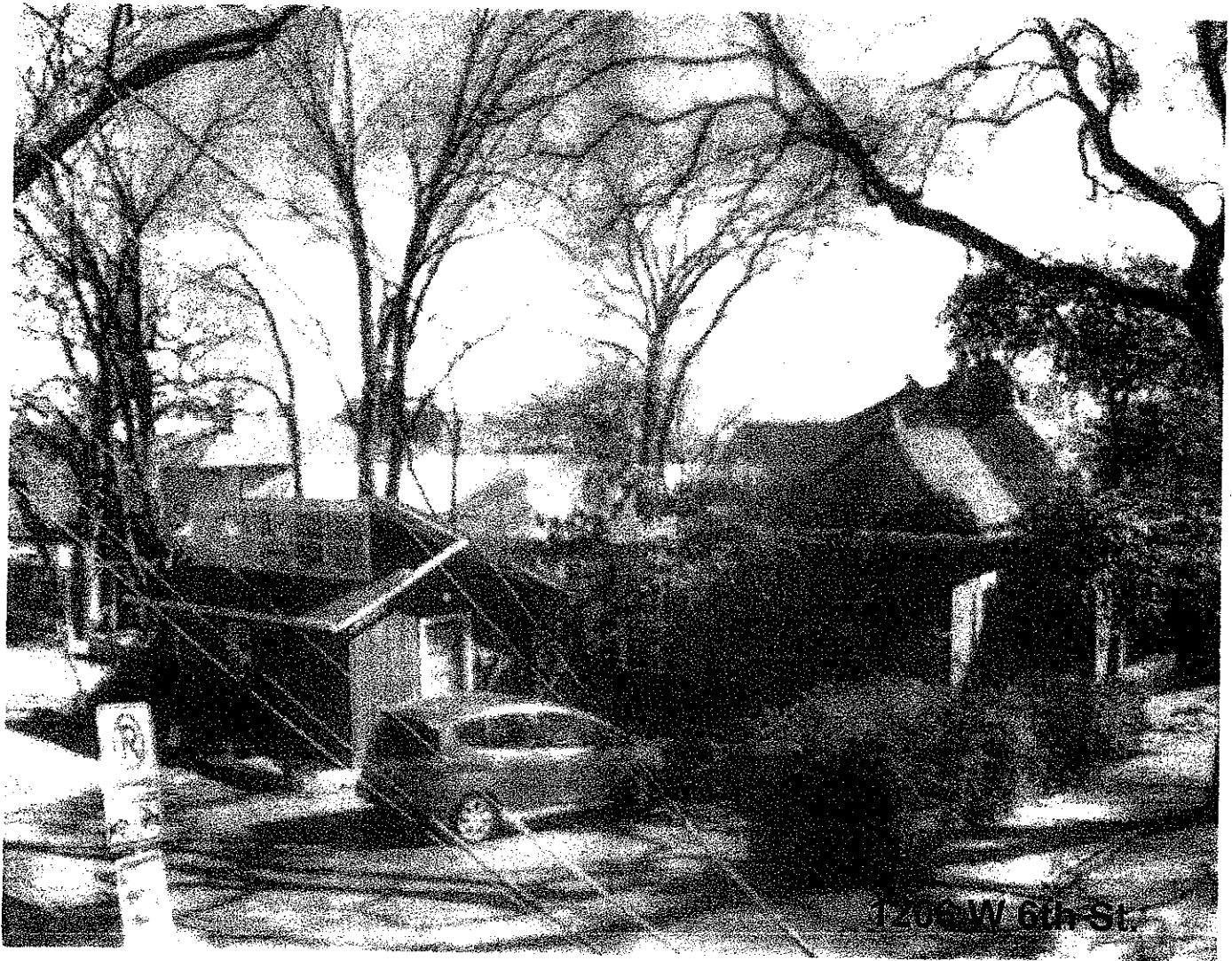


Pecan Square is the only property between the alley
South of 608 Blanco and 6th St.



ADJACENT HOMES

(Behind 608 Blanco on Harthan St.)



F

