



NEWCASTLE HOMES

City of Austin Board of Adjustment
Re: 2100 East 14th/Case C15-2014-0108

7/30/2014

Honorable Board Members:

Newcastle Homes is a locally owned and operated family business that takes tremendous pride in being part of one of the true gems of Austin: the East Side. We are especially proud of the "win-win-win" solution that the City of Austin Historic Preservation Office, Chestnut community, and our business developed for the property at 2100 East 14th.

The Chestnut community identified this property as a 'medium priority' in its historic survey in 2002. Austin Historic Preservation Officer, Steve Sadowsky, confirmed that the structure itself has features that contribute to the historic fabric of the neighborhood and that the original inhabitant was noteworthy. Newcastle Homes bought the property less than a year ago and even though it is extremely dilapidated and not zoned historically, nor in a historically designated area, reached out to the City and the Chestnut NPCT on how this property could be rejuvenated in a way that works for the local community, the City's historic preservation efforts, and our family business. After numerous meetings with the president of CANA (Chestnut Addition Neighborhood Association), the Chestnut NPCT, and CANA, as well as with Mr. Sadowsky, an exemplary solution that balances each stakeholder's needs was agreed upon. That solution requires a variance, which we respectfully request you grant.

Simply demolishing the house would erase a part of history and further contribute to the rapid loss of the historic fabric of East Austin. Formally designating the house historic would use up precious funds that could be used elsewhere. Merely recreating the house as it was originally, since it is so outdated and in such a dilapidated state, would not be economically feasible. Therefore, we joined forces to prioritize each parties' needs to find common ground. All parties deserve tremendous credit for respecting one another's needs and developing a compromise that we hope can cited as an example of how the City, local communities and developers can work together!

The plan calls for Newcastle Homes, under the guidance of HA Architecture, a local firm expert at historical preservation, to maintain and remodel the existing structure in specific ways determined by the Historic Preservation Office and Chestnut NPCT. Its unique architectural features and street facades will remain and its scale will be preserved. We will then add a small 2-story addition to the rear as per Secretary of Interior Historic Preservation guidelines. Then, with this variance, we will build a secondary residence, which are encouraged by the Chestnut Neighborhood Plan, that is about 1500 square feet (or less). The existing structure and how it must be restored limit what can be done on this large lot, but we are confident our plan will accomplish the preservation goals of the City and Chestnut, mesh (in terms of scale and aesthetics) with the existing fabric of the neighborhood, and add to the overall community in general. Confirming this, we have strong support from Mr. Sadowsky, the Chestnut NPCT, and many local Chestnut neighbors, including several living within a block or two of the site. Thank you for considering this request—please grant this variance.

Sincerely,

Lex Zwaren



CASE# C15-2014-0108
ROW# 11160194
TAX# 6209092010

**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: 2100 East 14th, Austin, TX 78702

LEGAL DESCRIPTION: Subdivision - _____

Lot(s) 1 Block 11 Outlot 34 Division B

I/We Lex Zwarun on behalf of myself/ourselves as authorized agent for
Austin Newcastle Homes affirm that on July 8, 2014

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below and state what portion of the Land Development Code you are seeking a variance from)

ERECT ___ ATTACH ___ COMPLETE ___ REMODEL ___ MAINTAIN

a secondary apartment, which is allowed in the Chestnut NP, that is not limited to 850sf

in a SF3-NP district.
(zoning district)

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:

In order to fulfill the request made by the COA Historic Preservation Officer, the Historic Landmark Commission, and the Chestnut Neighborhood Planning Contact Team to preserve the original home on this lot, we need to be able to construct a secondary apartment that is not limited to 850sf. The larger secondary apartment will subsidize the preservation of the primary structure. Secondary apartments are allowed in the Chestnut NP.

HARDSHIP:

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

The property was purchased without being designated historic but is now being treated as such by the City, the HLC, and the Chestnut NPCT,

which is unique to this property at this location.

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

Only this lot has this structure that is being deemed unique/worth saving.

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:

Both homes will fit in with the local feel and aesthetic, still be single family residential, still comply with code, and have adequate

off street parking. The project will retain the NPCT's desired s.f. residential feel and the homes will be appropriately scaled and feature elements

deemed important by the local NPCT.

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:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:
-
-

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 Lex Zwarun Mail Address 5108 Ave G

City, State & Zip Austin, TX 78751

Printed Lex Zwarun Phone 512-454-4600 Date 7/8/14

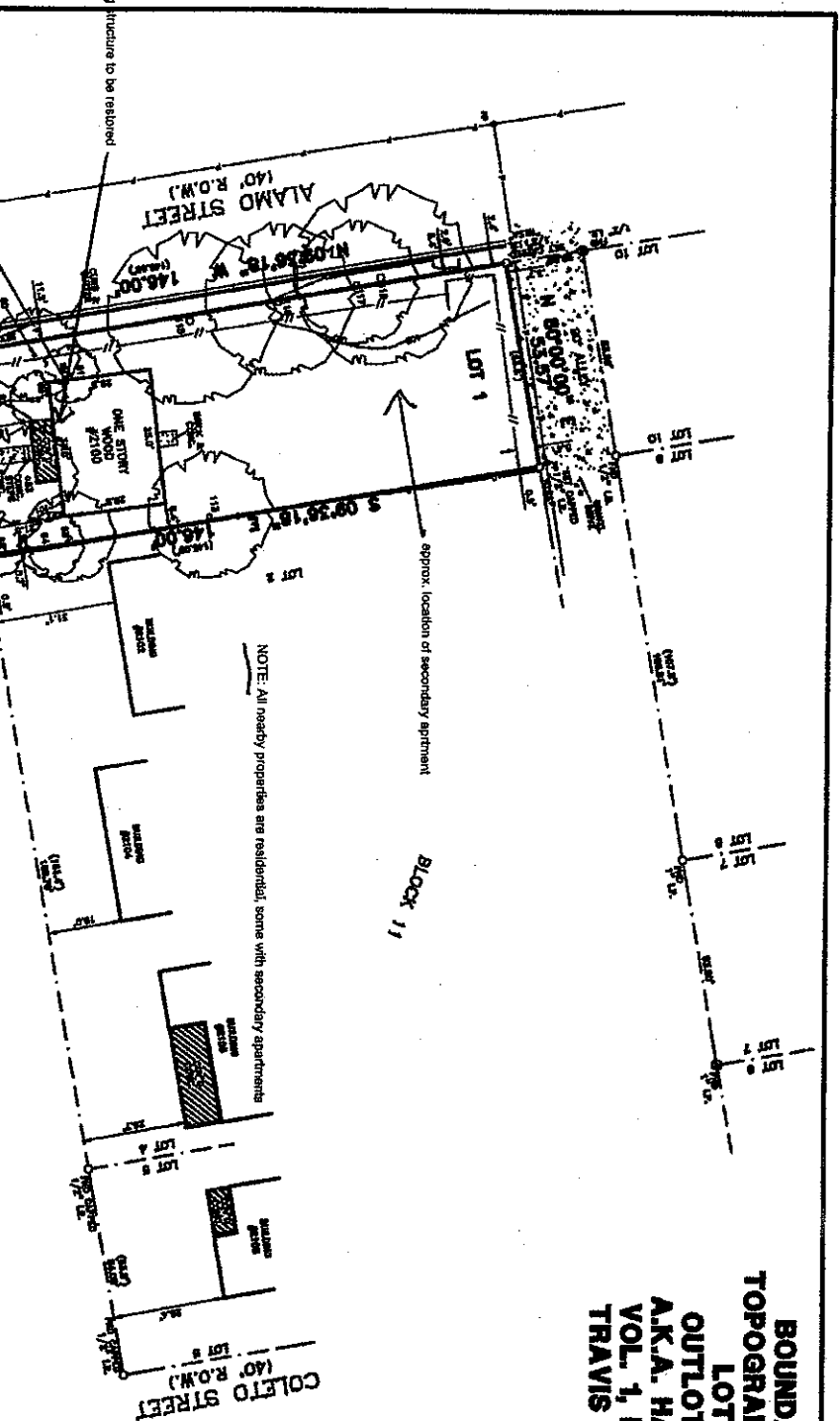
OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Lex Zwarun Mail Address same as above

City, State & Zip _____

Printed _____ Phone _____ Date 7/8/14

**BOUNDARY, TREE AND
TOPOGRAPHICAL SURVEY OF
LOT 1, BLOCK 11
OUTLOT 34, DIVISION B
A.K.A. HABICHT ADDITION
VOL. 1, PG. 42A, T.C.P.R.
TRAVIS COUNTY, TEXAS**



- LEGEND**
- ⊕ EXISTING BOUNDARY
 - EXISTING PROPERTY
 - EXISTING BUILDING
 - ▭ EXISTING LOT
 - ⊘ EXISTING RIGHT OF WAY
 - ⊘ EXISTING EASEMENT
 - ⊘ EXISTING ENCUMBRANCE
 - ⊘ EXISTING CURB
 - ⊘ EXISTING DRIVEWAY
 - ⊘ EXISTING FENCE
 - ⊘ EXISTING POST AND RAIL FENCE
 - ⊘ EXISTING BENCH MARK
 - ⊘ EXISTING NEI
 - ⊘ EXISTING TBM
 - ⊘ EXISTING IRON PIPE
 - ⊘ EXISTING GALVANIZED IRON PIPE
 - ⊘ EXISTING STEEL PIPE
 - ⊘ EXISTING BRASS PIPE
 - ⊘ EXISTING COPPER PIPE
 - ⊘ EXISTING LEAD PIPE
 - ⊘ EXISTING CAST IRON PIPE
 - ⊘ EXISTING DUCT IRON PIPE
 - ⊘ EXISTING CONCRETE PIPE
 - ⊘ EXISTING CLAY PIPE
 - ⊘ EXISTING TERRAZZO
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GENERAL NOTES

1. THIS SURVEY WAS MADE BY THE SURVEYOR ON THE 15th DAY OF FEBRUARY, 2008, AT THE REQUEST OF THE PROPERTY OWNERS AND WAS MADE FOR THE PURPOSE OF ESTABLISHING BOUNDARIES AND EASEMENTS ON THE PROPERTY DESCRIBED HEREON.
2. ALL ADJACENT AND NEARBY PROPERTY OWNERS WERE NOTICED BY PERSONAL DELIVERY OF NOTICE AND BY PUBLICATION IN A NEIGHBORHOOD PAPER.
3. ALL ADJACENT AND NEARBY PROPERTY OWNERS WERE PRESENT AT THE SURVEY AND THE RESULTS OF THE SURVEY WERE EXPLAINED TO THEM.
4. ALL ADJACENT AND NEARBY PROPERTY OWNERS WERE ADVISED OF THE RESULTS OF THE SURVEY AND THE RESULTS WERE ACCEPTED BY THEM.
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DATE: 02/15/08
BY: [Signature]

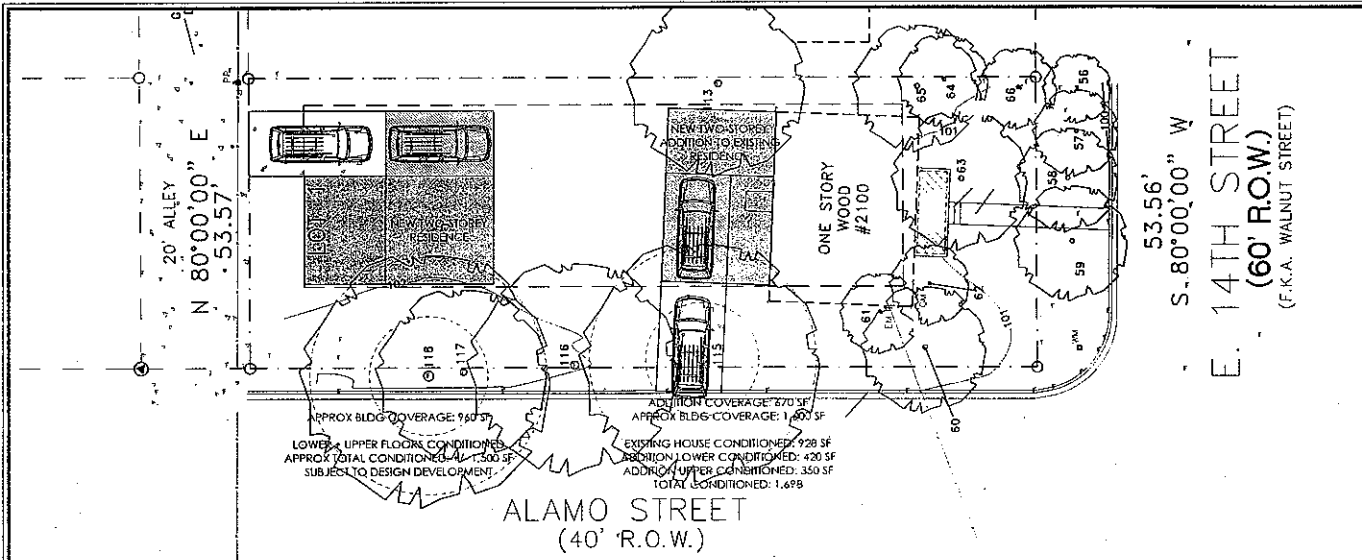
REVISIONS:

NO.	DESCRIPTION	DATE
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SCALE: 1" = 20'

Michael Turner
6441
February 28, 2014

Land Surveyors & Surveyors
Austin, Texas



My Architecture
13311 West
1700 W. 21st
10000
Austin, TX

Life Scott Residence
2100 E. 14th Street
Austin, TX 78702

EXISTING VICINITY - INTERSECTION OF 14TH STREET AND ALAMO STREET



CODE ANALYSIS

APPLICABLE CODES AND STANDARDS:
CITY OF AUSTIN LAND DEVELOPMENT CODE, CHAPTERS 25.23 & 25-10.24
2012 INTERNATIONAL RESIDENTIAL CODE WITH LOCAL AMENDMENTS
2012 INTERNATIONAL ENERGY CONSERVATION CODE

CONSTRUCTION TYPE:
V-8 (NON-SPRINKLED) 602 5602.2

OCCUPANCY CLASSIFICATION:
GROUP R-RESIDENTIAL

PROPOSED HEIGHTS:
23.0 FT (APPROXIMATELY 22'-9" AT HIGHEST PART OF ROOF)

PROPOSED AREA:
SEE AREA CALCULATIONS, THIS SHEET



PROJECT INFORMATION

PROJECT ADDRESS: 2100 E. 14th Street, Austin, TX 78702
ZONE: SF-3, NP (Neighborhood)
LEGAL DESCRIPTION: LOT 1, BLOCK 11 | OUTLOT 34, DIVISION B
LOT SQ. FOOTAGE: 7,820 S.F.

GENERAL SUMMARY

REQUEST: BOARD OF ADJUSTMENT VARIANCE TO ALLOW FOR LARGER DETACHED SECONDARY DWELLING ON EXISTING LOT.

PROJECT INCLUDES: RENOVATION AND PRESERVATION OF EXISTING ONE STORY RESIDENCE WITH A PROPOSED TWO STORY ADDITION TO REAR OF EXISTING HOUSE AND A NEW TWO-STORY HOUSE ADJACENT TO REAR ALLEY.

EXISTING HOUSE & ADDITION:
CONSTRUCTION OF EXISTING HOUSE AND ADDITION IS PER & BEAM FOUNDATION SUPPORTING WOOD FRAME. PROPOSED EXTERIOR FINISH MATERIALS INCLUDE CEMENTITIOUS SIDING, WOOD, ALUMINUM (CLAD) WINDOWS AND DOORS, AND METAL ROOF.

NEW RESIDENCE:
CONSTRUCTION OF THE NEW RESIDENCE IS CONCRETE SLAB ON GRADE SUPPORTING WOOD FRAME. EXTERIOR FINISH MATERIALS INCLUDE CEMENTITIOUS SIDING, WOOD, ALUMINUM (CLAD) WINDOWS AND DOORS, AND METAL ROOF (SIMILAR TO EXISTING HOUSE).

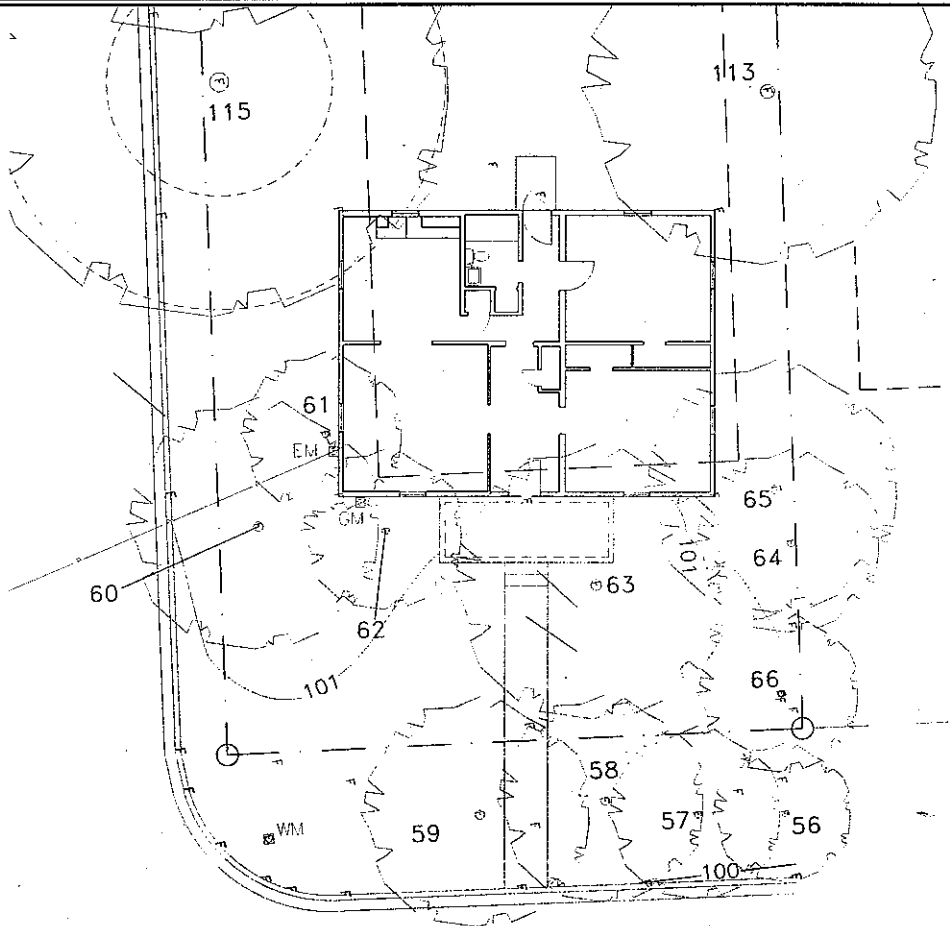
A project for
Newcastle Homes

REVISIONS	No.	Date	Description

NOT for regulatory review.
used for construction.
TEAS # 21602
Copyright © 2014, 2015
DATE: 07.21.14
SHEET NUMBER: SK-0

EXISTING FLOOR PLAN

NOTE: DUE TO THE EXTENSIVE FOUNDATION, ROOF AND EXTERIOR SHEATHING REPAIR REQUIRED, THE INTENT IS TO PRESERVE THE EXISTING STRUCTURE AND FINISHES TO THE MAXIMUM EXTENT POSSIBLE. THE DETAILS AND MATERIALS SPECIFICATIONS WILL BE DETERMINED TO ALLOW FOR REHABILITATION AND USE OF THIS PROPERTY AS WELL AS TO PROVIDE ACCESS TO STRUCTURAL ELEMENTS REQUIRING REPAIR. PLEASE REFER TO ENCLOSED CONCEPTUAL PLAN AND RENDERING FOR REFERENCE.



EXISTING FLOOR PLAN



BA Architecture
 2344 East Avenue
 78704 Austin, TX
 512.476.1111
 www.baarch.com

Lillie Scott Residence
 2100 E. 14th Street
 Austin, TX 78702

A project by:
Newcastle Homes

REVISIONS

No.	Date	Drawn

NOT for regulatory review
 prior to construction
 IBAE # 21162
 Copyright BA Architecture
AS-BUILT FLOOR PLAN
 NEWCASTLE HOMES
 14.114
 DATE: 07.21.14

SHEET NUMBER: **SK-1**



24. Architecture
25. Interior Design
26. Planning
27. Urban Design
28. Landscape Architecture

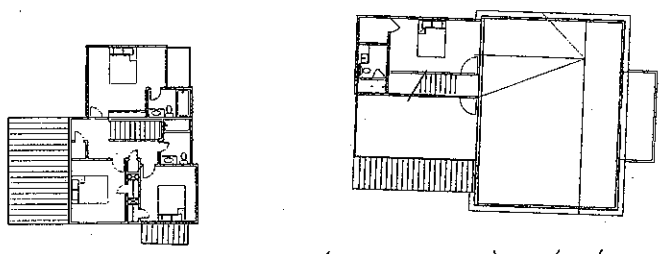
Lillie Scott Residence
2100 E. 14th Street
Austin, TX 78702

A project for
Newcastle Homes

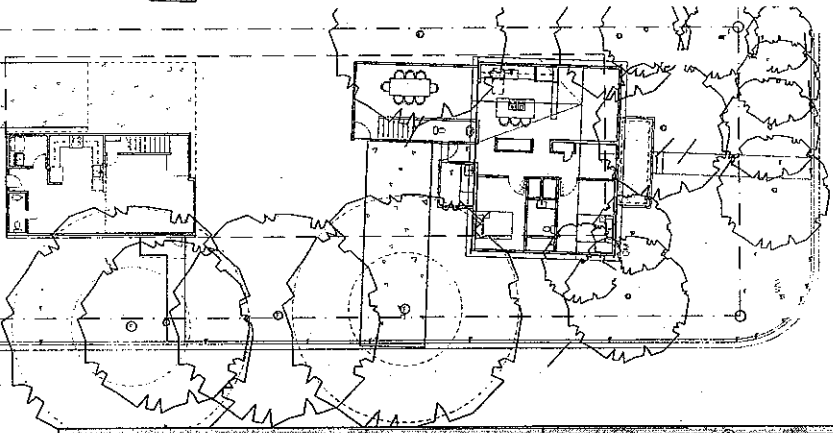
REVISIONS	No.	Date	Description

NOT for regulatory review.
permitted construction
TDAE # 2102
City of Austin
PROJECT NAME
14-***
DATE
07.21.14
SHEET NUMBER

SK-2



PROPOSED SECOND FLOOR PLAN



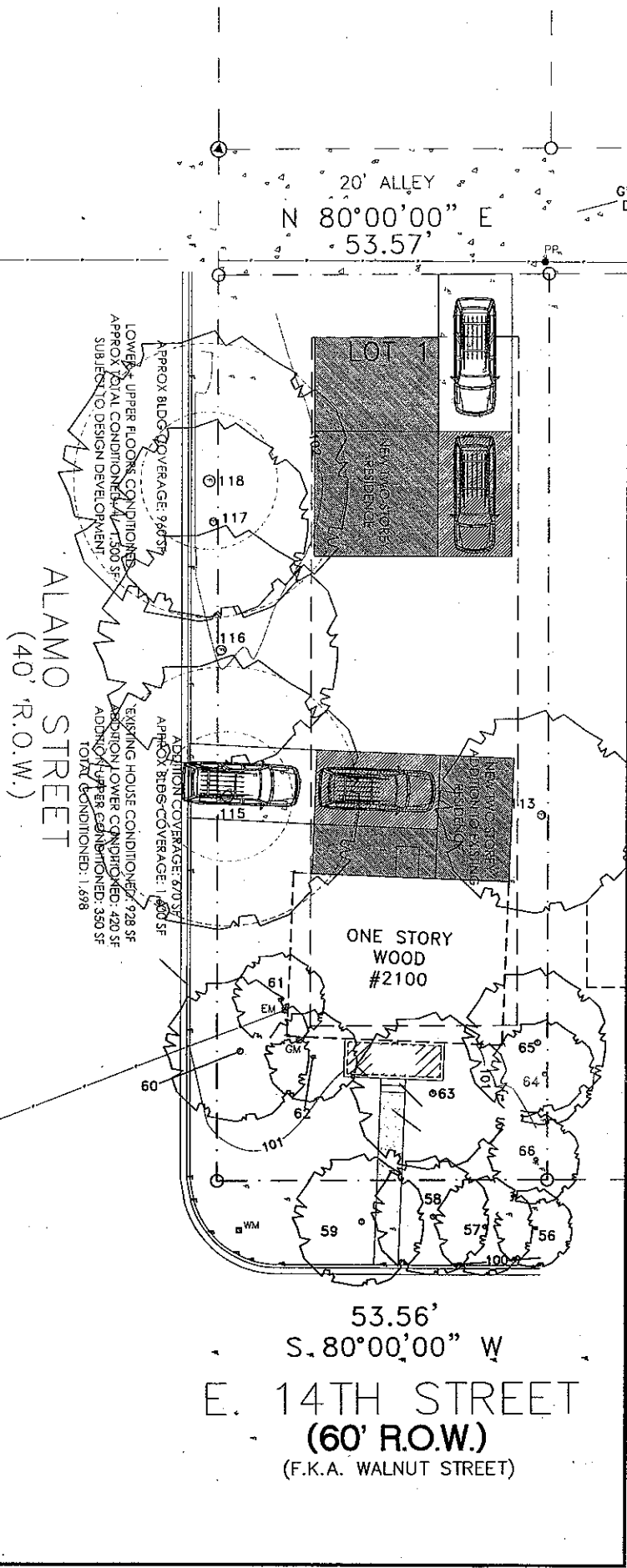
PROPOSED FIRST FLOOR PLAN

PROPOSED DESIGN AND CONCEPT RENDERING

REQUEST: BOARD OF ADJUSTMENT VARIANCE TO ALLOW FOR LARGER DETACHED SECONDARY DWELLING ON EXISTING LOT.

PROJECT INCLUDES RENOVATION AND PRESERVATION OF EXISTING ONE STORY RESIDENCE. THIS WORK WILL BE GUIDED BY THE SECRETARY OF INTERIOR STANDARDS FOR PRESERVATION OF HISTORIC BUILDINGS AND STRUCTURES. THE CHARACTER OF THE HISTORIC SINGLE STORY HOME WILL BE MAINTAINED AT THE CORNER OF 14TH AND ALAMO STREETS AS ILLUSTRATED BY THE RENDERING. NOTABLY THE ADDITION TO THE HOME WILL BE ON THE NORTH EAST CORNER (FARTHEST) FROM THE CORNER. THE ADDITION WILL UTILIZE SIMILAR EXTERIOR MATERIALS IN TERMS OF SIDING AND METAL ROOF. HOWEVER THE APPLICATION OF THESE WILL BE SET APART AS PER THE SECRETARY OF INTERIORS STANDARDS SO AS NOT TO CONFUSE THE HISTORIC PORTION PRESERVED AND THE MODERN ADDITION. LIKEWISE THE MODERN ADDITION SERVES AS A VISUAL BRIDGE TO THE SECONDARY DWELLING ON THE PROPERTY - UTILIZING SIMILAR MATERIAL PALETTE, FORM AND DETAILS.





EXISTING VICINITY - INTERSECTION OF 14TH STREET AND ALAMO STREET

CODE ANALYSIS

APPLICABLE CODES AND STANDARDS:
 CITY OF AUSTIN LAND DEVELOPMENT CODE, CHAPTERS 252.2 & 25-12.241
 2012 INTERNATIONAL RESIDENTIAL CODE WITH LOCAL AMENDMENTS
 2012 INTERNATIONAL ENERGY CONSERVATION CODE

CONSTRUCTION TYPE:
 V-9 (NON-SPRINKLED) 602.2602.2

OCCUPANCY CLASSIFICATION:
 GROUP RESIDENTIAL

PROPOSED HEIGHT:
 2 STORY / APPROXIMATELY 28'-5" AT HIGHEST PART OF ROOF

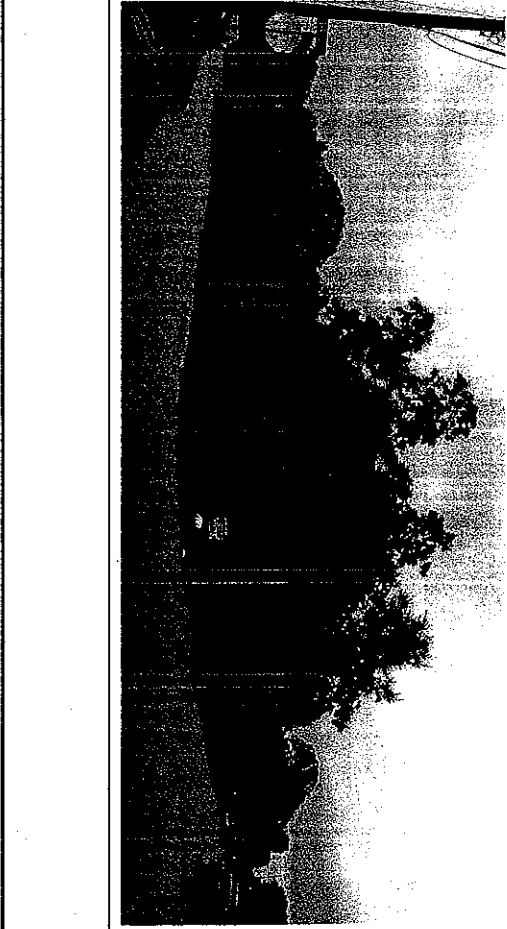


PROJECT INFORMATION

PROJECT ADDRESS: 2100 E. 14th Street, Austin, TX 78702
 ZONING: SF-3, MF (General)
 LEGAL DESCRIPTION: LOT 1, BLOCK 111 OUTLOT 7A, DIVISION B
 LOT SQ. FOOTAGE: 7,820 S.F.

GENERAL SUMMARY

REQUEST: BOARD OF ADJUSTMENT VARIANCE TO ALLOW FOR LARGER DETACHED SECONDARY DWELLING ON EXISTING LOT.
 PROJECT INCLUDES RENOVATION AND PRESERVATION OF EXISTING ONE STORY RESIDENCE WITH A PROPOSED TWO STORY ADDITION TO BEAK OF EXISTING HOUSE AND A NEW TWO-STORY HOME ADJACENT TO ALLEY.
 EXISTING HOUSE & ADDITION
 CONSTRUCTION OF EXISTING HOUSE AND ADDITION IS PIER & BEAM CONSTRUCTION. EXISTING HOUSE IS CONCRETE ON GRADE. EXISTING MATERIALS INCLUDE WOOD, ALUMINUM (CLAD) WINDOWS AND DOORS, WINDOWS AND DOORS, AND METAL ROOF.
 NEW RESIDENCE
 CONSTRUCTION OF THE NEW RESIDENCE IS CONCRETE SLAB ON GRADE SUPPORTING WOOD FRAME. EXTERIOR FINISH MATERIALS INCLUDE CERAMIC TILE SIDING, WOOD, ALUMINUM (CLAD) WINDOWS AND DOORS, AND METAL ROOF (SIMILAR TO EXISTING HOUSE).



NO.	DATE	DESCRIPTION
1	07/21/14	NOT FOR REGULATORY REVIEW
2	07/21/14	FOR PRELIMINARY REVIEW
3	07/21/14	FOR PRELIMINARY REVIEW
4	07/21/14	FOR PRELIMINARY REVIEW
5	07/21/14	FOR PRELIMINARY REVIEW
6	07/21/14	FOR PRELIMINARY REVIEW
7	07/21/14	FOR PRELIMINARY REVIEW
8	07/21/14	FOR PRELIMINARY REVIEW
9	07/21/14	FOR PRELIMINARY REVIEW
10	07/21/14	FOR PRELIMINARY REVIEW

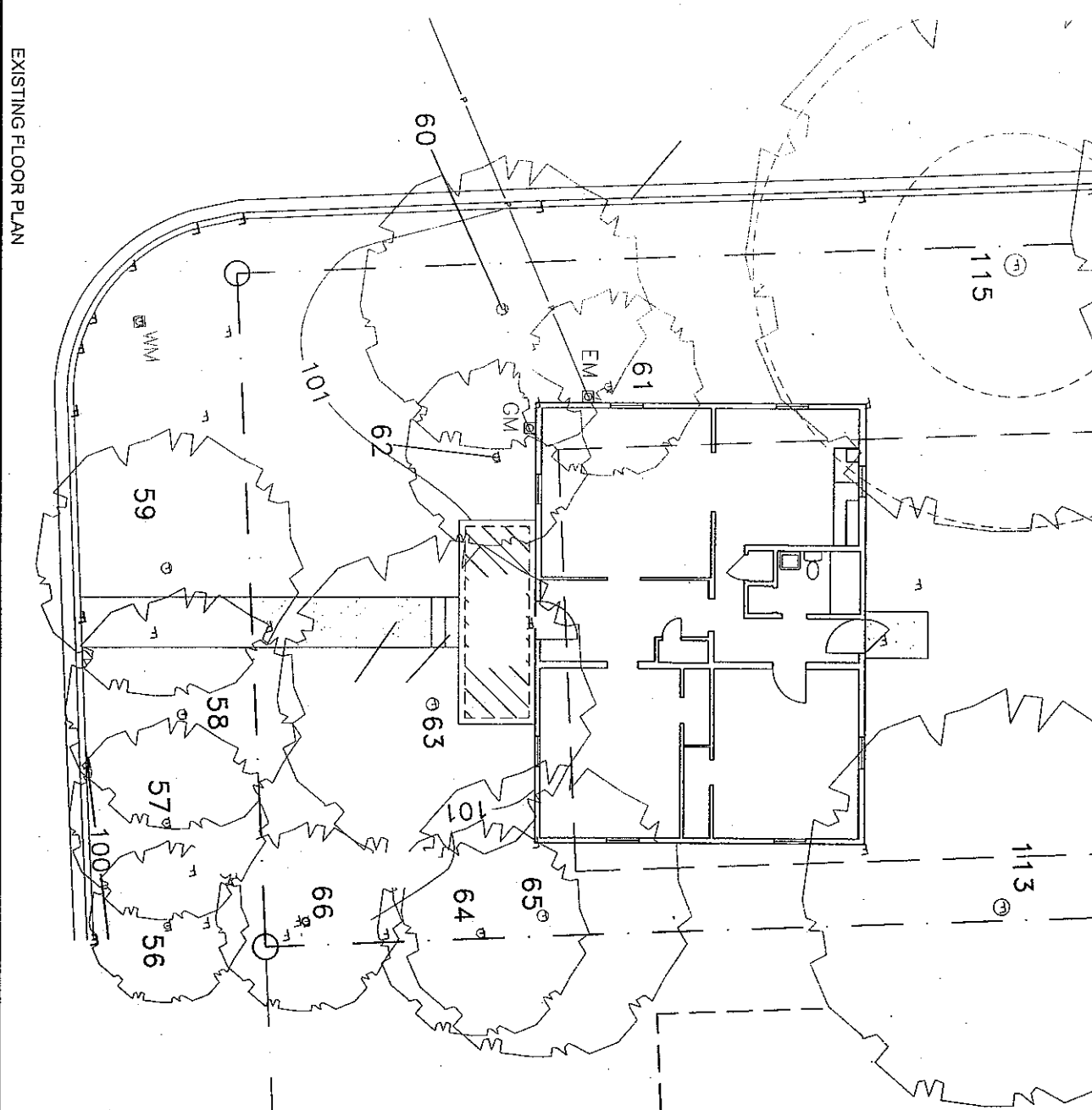
NOT FOR REGULATORY REVIEW
 DATE: 07/21/14
 PROJECT NUMBER: SK-0

Lillie Scott Residence
 2100 E. 14th Street
 Austin, TX 78702

HWA Architects
 1100 West 11th Street
 Austin, TX 78703
 512.476.1111
 www.hwa.com

EXISTING FLOOR PLAN

NOTE: DUE TO THE EXTENSIVE FOUNDATION, ROOF AND EXTERIOR SHEATHING REPAIR REQUIRED OF THIS PROJECT FOR PRESERVATION OF THIS HISTORIC HOME, THE EXTERIOR APPEARANCE, INCLUDING ROOF ELEMENTS, WINDOW PLACEMENT AND SIGNIFICANT EXTERIOR DETAILS WILL BE MAINTAINED, REPAIRED AND REPLACED AS REQUIRED. THE INTERIOR OF THE HOME AS SHOWN WILL BE RECONSTRUCTED TO THE INTERIOR FINISHES SHOWN IN THIS REPORT AS BEING AS TO PROVIDE ACCESS TO STRUCTURAL ELEMENTS REQUIRED FOR REPAIRS. PLEASE REFER TO ENCLOSED CONCEPTUAL PLAN AND RENDERING FOR REFERENCE.



EXISTING FLOOR PLAN



HWA Associates
1400 West 10th Street
Austin, TX 78703
512.476.1144

Lillie Scott Residence
2100 E. 14th Street
Austin, TX 78702

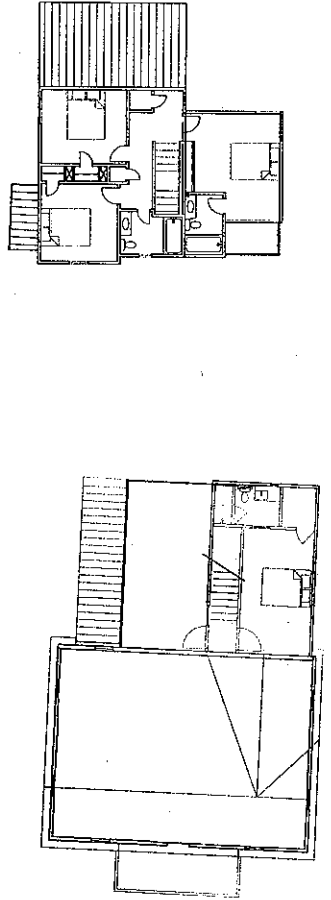
Applied for
Newcastle Homes

REVISIONS

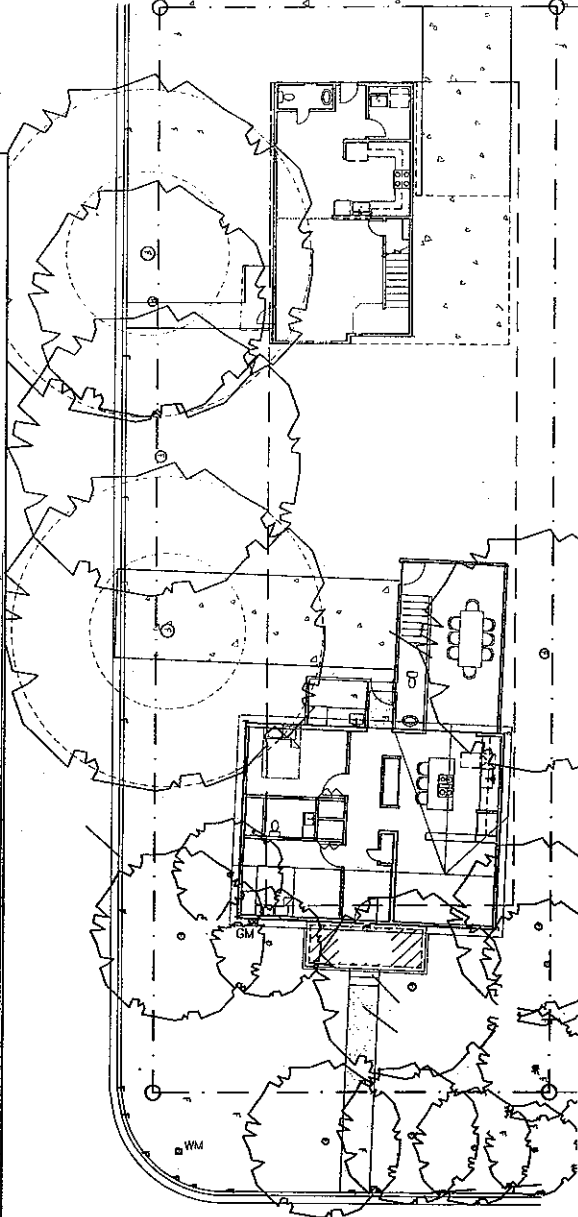
NO.	DATE	DESCRIPTION

NOT for regulatory review,
permit, or construction.
DATE: 2/1/02
DRAWN BY: [Name]
CHECKED BY: [Name]
PROJECT NUMBER: 14-000
SHEET NUMBER: SK-1

PROPOSED SECOND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN




PROPOSED DESIGN AND CONCEPT RENDERING



REQUEST: BOARD OF ADJUSTMENT VARIANCE TO ALLOW FOR LARGER DETACHED SECONDARY DWELLING ON EXISTING LOT.

PROJECT INCLUDES RENOVATION AND PRESERVATION OF EXISTING ONE STORY RESIDENCE. THIS WORK WILL BE GUIDED BY THE SECRETARY OF INTERIOR STANDARDS FOR PRESERVATION OF HISTORIC BUILDINGS AND THE LOCAL HISTORIC COMMISSION. THE EXISTING ONE STORY HOME WILL BE REMAINED AS IS. THE HISTORIC SINGLE STORY STREETS AS ILLUSTRATED BY THE RENOVATING, NOTABLY, THE ADDITION TO THE CORNER. THE ADDITION WILL UTILIZE SIMILAR EXTERIOR MATERIALS IN TERMS OF SIDING AND METAL ROOF. HOWEVER, THE APPLICATION OF THESE WILL BE SET APART AS PER THE SECRETARY OF INTERIOR STANDARDS SO AS NOT TO COMPROMISE THE HISTORIC PORTION.

RENDERING AND THE MODERN ADDITION. UNLESS THE MODERN ADDITION IS TO BE CONSIDERED AS A SECONDARY DWELLING ON THE PROPERTY - UTILIZING SIMILAR MATERIAL PALETTE, FORM AND

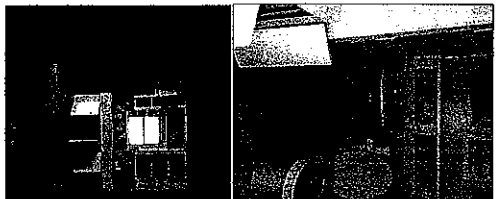


Architectural
Firm
Dallas, Texas

Lillie Scott Residence
2100 E. 14th Street
Austin, TX 78702

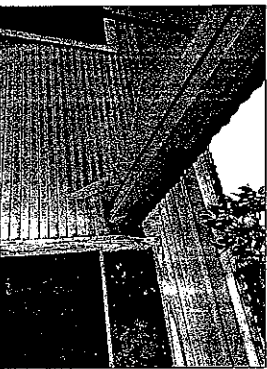
NOT FOR CONSTRUCTION
Copyright © 2014
19A.E. 21952
All rights reserved.
BY ARCHITECTURAL
RENDERING
14.000
SITE
07.21.14
SHEET NUMBER:
SK-2

NO.	DATE	REVISIONS



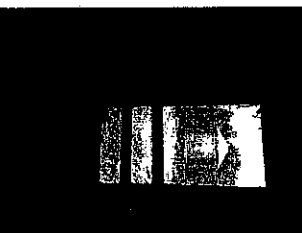
PRESERVE PERIOD SPECIFIC FRONT ELEVATION

NOTE THIS WORK WILL BE GUIDED BY THE SECRETARY OF INTERIOR STANDARDS FOR PRESERVATION OF HISTORIC BUILDINGS AND STRUCTURES. THE PERIOD SPECIFIC SHINGLE DETAIL ABOVE THE PORCH WILL BE MAINTAINED. WOOD ELEMENTS WILL BE DOCUMENTED, REPAIRED AND REPLACED TO MATCH AT THIS AREA. ADDITIONALLY, DECORATIVE METAL PORCH SUPPORTS THAT ARE FAILING WILL BE REPAIRED AND/OR REPLACED WITH SIMILAR DESIGN ELEMENT. OBSERVED CONCRETE SPALLING AND SEPARATION OF STRUCTURAL ELEMENTS AT THIS LOCATION AFFECTING PORCH CANOPY, AS WELL AS ELEVATED THIS LOCATION AFFECTING PORCH CANOPY, AS WELL AS DESIGN ELEMENTS SIMILAR TO EXISTING CHARACTER TO PRESERVE APPEARANCE. EXISTING CONDITIONS OF INTERIOR ARE PROVIDED FOR REFERENCE ONLY.



PRESERVE APPEARANCE OF EXTERIOR WITH REPAIRS TO FOUNDATION, EXTERIOR AND ROOF

NOTE THIS WORK WILL BE GUIDED BY THE SECRETARY OF INTERIOR STANDARDS FOR PRESERVATION OF HISTORIC BUILDINGS AND STRUCTURES. THE CHARACTER OF THE HISTORIC SINGLE STORY HOME WILL BE MAINTAINED. HOWEVER, THE EXTERIOR OF THE HOME REQUIRES STRENGTHENING AND REPAIRS TO THE EXTERIOR AND INTERIOR FOUNDATION WALLS, ROOF FAILURES AND ENVELOPE (EXTERIOR SIDING) FAILURES, OBSERVED ROOF ELEMENTS SEPARATING FROM STRUCTURE OF HOME ALLOWING WATER PENETRATION, ETC. OBSERVED NUMEROUS LOCATIONS AT BUILDING PERIMETER WITH INTERNAL WATER DAMAGE AFFECTING SOING AND INTERNAL FRAMING OF EXTERIOR WALLS. NOTE THESE CONDITIONS WERE ALSO OBSERVED FROM THE INTERIOR. OBSERVED FOUNDATION ELEMENTS AND BRICKWORK ELEMENTS WERE REVIEWED, HOWEVER THOSE FOUNDATION ELEMENTS WERE REVIEWED, HOWEVER THOSE INSPECTED WERE DONE SO BY LICENSED STRUCTURAL ENGINEER.



LOCATION OF PROPOSED ADDITION (NORTHEAST CORNER)

NOTE THE NORTHEAST CORNER OF THE EXISTING HOME WILL SERVE AS THE LOCATION FOR THE PROPOSED ADDITION. THIS ALLOWS THE HISTORIC HOME TO MAINTAIN (AND PRESERVE) THE APPEARANCE FROM THE STREET CORNER. THE REPAIRS AND PRESERVATION WORK WILL BE THE LOCATION FOR THE PROPOSED ADDITION. NOTE IMAGE ABOVE IS VIEW FROM ALLEY TOWARD EXISTING HOME.



1001 Redwood
11111
11111
11111
11111

Lillie Scott Residence
2100 E. 14th Street
Austin, TX 78702

A project for
Historic Homes

NO.	DATE	DESCRIPTION

NOT FOR REGULATORY REVIEW,
PARTIAL OF CONSTRUCTION,
OR FOR PERMITS.
Copyright © 2014
PREPARATION
DATE: 07/21/14
SK-3



City of Austin

Founded by Congress, Republic of Texas, 1839
Historic Preservation Office
Planning and Development Review Department
One Texas Center, 505 Barton Springs Road
P.O. Box 1088, Austin, Texas 78767

July 28, 2014

Board of Adjustment, City of Austin
P.O. Box 1088
Austin, Texas 78767

Re: Variance requested for 2100 E. 14th Street; Newcastle Homes

Dear Commissioners:

I am writing on behalf of Newcastle Homes, the owner of the house at 2100 E. 14th Street, who is seeking a variance to build a structure behind the existing historic building at the above address. The existing structure has long ties to Austin's African American history. Newcastle Homes agreed to preserve the house and to develop the lot behind the house rather than demolish or relocate the historic house. The proposed new structure will be larger than the existing structure; Newcastle Homes therefore needs a variance to build it, and in developing the lot, they will be able to fund the restoration of the historic building.

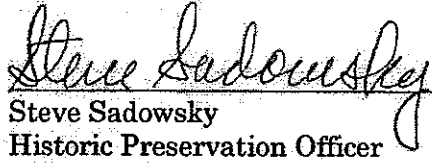
The house at 2100 E. 14th Street was built in 1906 and has ties to one family that lasted over 50 years. John Washington, the first occupant of the house, worked for the first African-American undertaker in Austin. Family members, including Lillie Washington (later Lillie Scott, who lived here until her death in 1958), worked in occupations representative of African-American working men and women in the city. Lillie Washington Scott was a laundress, seamstress, cook, and maid. John Scott was a truck driver for a warehouse company. The family owned this house, which set them apart from a large number of the city's African-American families, who could only afford to rent -- yet, they worked hard at occupations typical of their race and status within the larger community.

The house is an excellent example of vernacular turn-of-the-century architecture, with several ornamental features, including fish-scale shingling in the tympanum of the front gable over the full-width porch. The house typifies middle-class residential architecture of the period and has had very few alterations over the years. Its historic appearance is very important to the integrity of the Chestnut Neighborhood, which had a historic structure survey completed several years ago. Neighborhood leaders are currently working on a nomination for a locally-designated historic district that will include E. 14th Street. It is extremely important to maintain the historic character of the street and the streetscape in this potential historic district and to encourage any new development to be behind the historic house. Newcastle Homes' agreement to retain the existing one-story house on the street and to develop behind it will preserve both the integrity of this important house as well as the historic character of the streetscape. This is a unique situation, and conditions call for the granting of a variance to make this project a success for both the applicant and the interests of historic preservation. In all of the City's historic districts, we encourage preserving the historic streetscape to the greatest extent possible, and to place new

developments behind the historic structures. I hope that you will agree that the preservation of this house, as well as the integrity and character of the Chestnut Neighborhood's history merits the granting of a variance in this case.

Please let me know if you have any questions, or if we can assist in any other way.

Sincerely,


Steve Sadowsky
Historic Preservation Officer

July 17, 2014

Board of Adjustment:

I am the vice-chair of the Chestnut NPCT. We have a very active and vocal group who is in direct communication with our neighborhood as a whole as well as the other organizations operating in our neighborhood. After much discussion within the CNPCT and with the neighborhood at large we have voted to support this variance on the condition of preserving the existing, historic structure.

We have previously voted to oppose the demolition of the existing structure and after much negotiating and debate with the developer we have found a solution that works for all of us. The solution to increase the allowable 850 s.f. of the secondary living unit will help the developer meet the site potential he needs to make the purchase lucrative. The preservation of the existing home contributes to the historic fabric of our community and the human scale of the streetscape while the visibility of the neighbors from the porch helps to contribute to the safety of our neighborhood and the overall scale creates a sense of place.

Since there are not many homes left that embody the original nature of the neighborhood the way this home does, we have a number of conditions that we would like to place on the support of this variance.

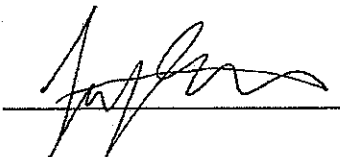
We would like to see the following:

- Preservation of both street facades, in terms of materials, details and scale.
- Details and materials carried through to the new construction, including any additions. Especially the tear drop siding that is so indicative of our neighborhood.
- The existing structure to remain one story. This helps to support the streetscape and human scale of the structure as well as reduces the amount of structural renovation or addition that may be needed to support an additional story.
- We will not support any future variances for the site in terms of site development, i.e. an increase to the FAR or Impervious Cover.
- Preservation of the persimmon trees in the front of the house.
- We would like the front facade of the rear structure to face Alamo so as to create a feeling on the site of two separate structures since the rear house could potentially be as large as the front house.

We also believe that our neighborhood plan has adopted the secondary infill tool as a way to help developers build on their land without sacrificing the historic homes in our neighborhood. We will support NewCastle in renovating the home, maintaining the exterior street facades and scale, and building a secondary home on the property.

In conclusion we are in support of the variance to increase the allowable secondary structure maximum square footage on the conditions of preservation outlined above.

Sincerely,



Trinity E. White
Vice-chair CNPCT

**ATX INVESTMENTS LLC
P.O. BOX 41418
AUSTIN, TEXAS 78704**

Brenda H. Collier
President

512-680-5401
Brenda@atxinvestments.net

July 16, 2014

City of Austin Board of Adjustment

Re: 2100 East 14th
BOA Case # C15- 2014-0108

Honorable Board of Adjustment Chair and Members:

ATX Investments LLC owns property located at and 1903 E. 14th St, and is also purchasing property at 1907 E. 14th St. I am quite familiar with the site and the Chestnut Neighborhood Association's desire to restore the original structure. I am also very familiar with Newcastle Homes and the solution they worked out with the Chestnut Neighborhood Association and the City Historic Preservation Office.

This solution calls for Newcastle Homes to restore the original home if they receive a variance to build a secondary apartment larger than 850 square feet. Like the Chestnut Neighborhood Association and the City Historic Preservation Office, I strongly support this variance request and ask your Board to approve it.

This is an exemplary case of cooperation and a win-win solution that will make Chestnut and even nicer place to live. Please approve this variance request.

Sincerely,



Brenda H. Collier

Tim Andrews & Keith Zeiler
2007 E. 17th St
Austin, TX 78702

City of Austin Board of Adjustment
Re: 2100 East 14th, BOA Case # C15- 2014-0108

7/16/2014

Honorable Board of Adjustment Chair and Members:

We own property just up the street from this address and have been watching the site and understand the Chestnut Neighborhood Association's desire to restore the original structure. We are also very familiar with Newcastle Homes and the resolution they worked out with the Chestnut Neighborhood Association and the City Historic Preservation Office.

We understand that the resolution calls for Newcastle Homes to restore the original home if they receive a variance to build a secondary apartment larger than 850 square feet. Like the Chestnut Neighborhood Association and the City Historic Preservation Office, we strongly support this variance request and ask your Board to approve it. Newcastle is doing good things in Chestnut and throughout east Austin by offering attractive new housing that often includes secondary apartments that provide more affordable housing options for our residents.

We think this is a great case of cooperation and a win-win solution that will make Chestnut an even nicer place to live. Please approve this variance request.

Sincerely,

Tim Andrews Keith Zeiler

Tim Andrews & Keith Zeiler