



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2016-0082
LOCATION: 2100 E 14th 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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 167'

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

DATE: Monday, July 11, 2016

CASE NUMBER: C15-2016-0082

☒ Y Brooke Bailey
☐ N Michael Benaglio
☒ Y William Burkhardt
☒ Y Eric Goff
☒ Y Melissa Hawthorne
☒ Y Bryan King 2nd the Motion
☒ Y Don Leighton-Burwell
☒ Y Rahm McDaniel
☒ Y Melissa Neslund
☒ Y James Valadez
☒ Y Michael Von Ohlen Motion to PP to Aug 8, 2016
☐ - Kelly Blume (Alternate)

APPLICANT: Howard E Smith

OWNER: Daniel Graham

ADDRESS: 2100 14TH ST

VARIANCE REQUESTED: The applicant has requested variance(s) from Section 25-2-774 (C) (5) (a) (Two-Family Residential Use) to increase the maximum size of a second dwelling unit from 1,100 square feet (required/permitted) to 1,356 square feet (requested) in order to add a second dwelling unit behind a new primary home that is a recreation of the original primary home, identical on the exterior per plans approved by the Historic Land Commission, in a "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (Chestnut)

Note: A variance with a condition that historic zoning be obtained for the primary house was approved 9/8/2014. During remodel/expansion of the existing house, the remaining 2 walls of the house collapsed. Therefore, retaining the historic zoning condition of the variance was no longer possible.

BOARD'S DECISION: The public hearing was closed on Board Member Michael Von Ohlen motion to Postpone to August 8, 2016, Board Member Bryan King second on a 10-1 vote (Board member Michael Benaglio nay); POSTPONED TO AUGUST 8, 2016.

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:

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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:

Leane Heldenfels
Leane Heldenfels
Executive Liaison

William Burkhardt
William Burkhardt
Chairman



CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

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Board of Adjustment General/Parking Variance Application

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

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. *If more space is required, please complete Section 6 as needed.* All information is required (if applicable).

For Office Use Only

010

Case # C15-2016-0082 ROW # 11549274 Tax # 0209092001

Section 1: Applicant Statement

Street Address: 2100 East 14th, Austin, TX 78702

Subdivision Legal Description:

see below

Lot(s): 1 Block(s): 11

Outlot: 34 Division: B

Zoning District: SF-3-NP (Chestnut)

I/We Howard 'Bud' Smith on behalf of myself/ourselves as
authorized agent for 2100 E 14TH VENTURES LLC affirm that on
Month June, Day 12, Year 2016, hereby apply for a hearing before the
Board of Adjustment for consideration to (select appropriate option below):
☐ Erect ☐ Attach ☒ Complete ☐ Remodel ☐ Maintain ☐ Other: _____
Type of Structure: single family residence and accessory dwelling unit

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Portion of the City of Austin Land Development Code applicant is seeking a variance from:

To amend variance C15-2014-0108 we received w/a unanimous BOA vote, HLC support, & NPCT support in order to erect an ADU that's <.15 FAR but >1100sf. The current variance requires historical zoning but that's no longer possible nor supported by the COA Historic Preservation Officer so the requirement needs to be changed to Certificate of Appropriateness.

Section 2: Variance Findings

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 supporting documents.

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.

I contend that my entitlement to the requested variance is based on the following findings:

Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

We will finish recreating the original residential home (the Lillie Scott Residence) as per the building permit we received and HLC Certificate of Appropriateness approval we already have and it will not just fit into the community and its scale/character--it will be a shining recreation of an original part of Chestnut! And we will complete the also already-permitted/HLC-approved ~1400sf ADU that the variance we already received allows. The ADU will be another residence that will be green and fit into the community and its scale and character.

Hardship

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

We already received a variance to do this but it called for historical zoning and that's no longer possible nor supported by the COA Historic Preservation Officer since the 2 facades attempting to be reused crumbled due to 1. more extensive decay than was initially realized during the permitted exploratory demo process and 2. severe wind/rain during construction, so the requirement needs to be changed from Historic Zoning to Certificate of Appropriateness.

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

This situation is absolutely unique to this structure, location, set of circumstances as explained above.

Area Character

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 main focus of this project is to recreate the original home, the Lillie Scott Residence, as historically accurate as possible while building an ADU <.15 FAR in the rear of this oversized lot that fits in with the neighborhood scale/character and zoning. This project will actually significantly ENHANCE the character of the neighborhood, be a project that everyone can be proud of, and also set an example of cooperation and a viable alternate path to historic preservation.

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 in the City of Austin Land Development Code Chapter 25-6, Appendix A 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 reasonably 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:

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Section 3: Applicant Certificate

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

Applicant Signature: Bud Smith Date: 06/11/2016

Applicant Name (typed or printed): Howard 'Bud' Smith

Applicant Mailing Address: 5108 Ave. G

City: Austin State: TX Zip: 78751

Phone (will be public information): 512-454-4600

Email (optional – will be public information): _____

Section 4: Owner Certificate

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

Owner Signature: Daniel A. Graham Date: 6/11/2016

Owner Name (typed or printed): Daniel A. Graham

Owner Mailing Address: 54 Rainey St. Ste 503

City: Austin State: TX Zip: 78701

Phone (will be public information): 512-593-2999

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: same as applicant

Agent Mailing Address: _____

City: _____ State: _____ Zip: _____

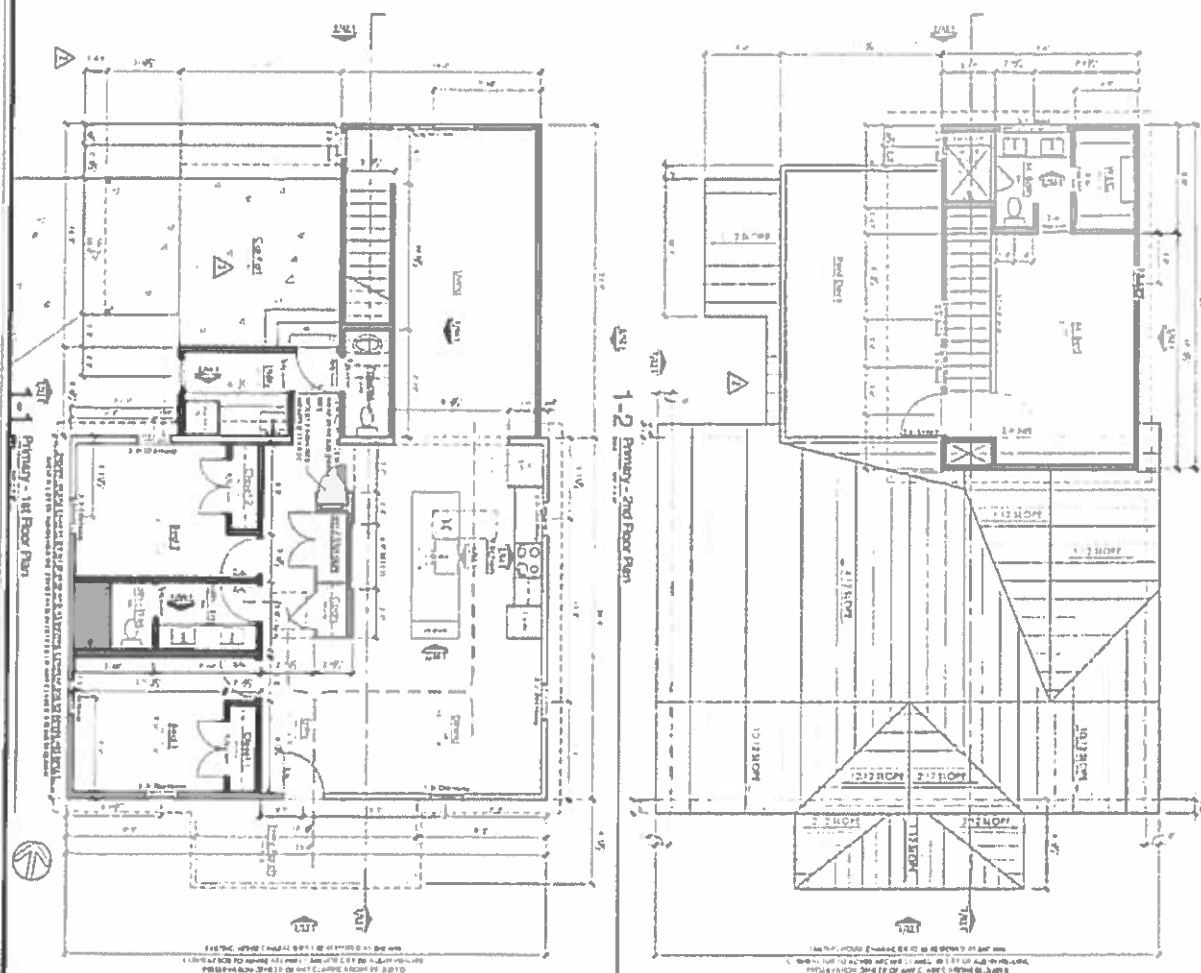
Phone (will be public information): _____

Email (optional – will be public information): _____

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

see extensive files from C15-2014-0108 as well as extensive supporting documentation, including letter of support from COA Historic Preservation Officer, Mr. Steve Sadowsky.



GENERAL PLAN NOTES

1. THE STATE OF TEXAS, COUNTY OF DALLAS, ss.
 I, JOHN A. SMITH, County Clerk of said County, do hereby certify that the within and foregoing is a true and correct copy of the original of the same as the same appears from the records of said County.
 IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County at Dallas, Texas, this 15th day of April, 1915.
 JOHN A. SMITH, County Clerk.
 My Comm. expires 1st day of April, 1917.

WALL LEGEND

- [illegible]

CENTRAL VILLAGE HILLS

1. Write a function `isPrime` that takes an integer `n` and returns a boolean value indicating whether `n` is prime or not. Use the definition of a prime number: a natural number greater than 1 that has no positive divisors other than 1 and itself.
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9. Write a function `isPrime` that takes an integer `n` and returns a boolean value indicating whether `n` is prime or not. Use the definition of a prime number: a natural number greater than 1 that has no positive divisors other than 1 and itself.
10. Write a function `isPrime` that takes an integer `n` and returns a boolean value indicating whether `n` is prime or not. Use the definition of a prime number: a natural number greater than 1 that has no positive divisors other than 1 and itself.

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

[illegible]

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

DATE: Monday, September 8, 2014

CASE NUMBER: C15-2014-0108

☒ Y _____ Jeff Jack
☒ Y _____ Michael Von Ohlen
☒ Y _____ Ricardo De Camps
☒ Y _____ Bryan King
☒ Y _____ Stuart Hampton - Vincent Harding(left early)
☒ Y _____ Melissa Hawthorne Motion to Grant
☒ Y _____ Sallie Burchett 2nd the Motion

APPLICANT: Lex Zwarun

OWNER: Lex Zwarun

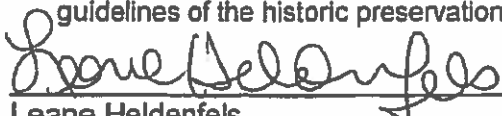
ADDRESS: 2100 14TH ST

VARIANCE REQUESTED: The applicant has requested variance(s) from Section 25-2-774 (B) (7) (a) (*Two-Family Residential Use*) to increase the maximum size of a second dwelling unit from 850 square feet (required) to 1,650 square feet (requested) in order to add a second dwelling unit in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (Chestnut)

BOARD'S DECISION: The public hearing was closed on Board Member Michael Von Ohlen motion to Postpone to September 8, 2014, Board Member Bryan King second on a 7-0 vote; **POSTPONED TO September 8, 2014.** Sept 8, 2014 - The public hearing was closed on Board Member Melissa Hawthorne motion to Grant 1,500 square feet with conditions to maintain .4 FAR on lot and obtain historic zoning, Board Member Sallie Burchett second on a 7-0 vote; **GRANTED 1,500 SQUARE FEET WITH CONDITIONS TO MAINATIN .4 FAR ON LOT AND OBTAIN HISTORIC ZONING.**

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: not all properties in the neighborhood have a hundred year old house that allows redevelopment of property with entitlement of a single family home
2. (a) The hardship for which the variance is requested is unique to the property in that: house is going to be zoned historic through the process while allowing for what would amount to the duplex FAR on property
(b) The hardship is not general to the area in which the property is located because: not very many structures deemed worthy of staying there
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: as secondary unit will meet the guidelines of the historic preservation office and add trees along the façade.


Leane Heldenfels
Executive Liaison

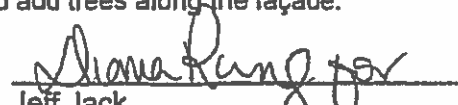

Jeff Jack
Chairman

EXHIBIT A

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Hammerhead Framing, LLC

252-207-6147 jonathan.hhf@gmail.com 104 Oak Grove Circle, Dale TX 78616

May 23, 2016

Lex Zwarun
NewCastle Homes, Austin
5108 Avenue G
Austin, TX 78751

Lex,

I wanted to take the opportunity to weigh in on our firsthand observations regarding the exploratory demo and renovation for the Lillie-Scott project with which we have been working with you, which is at the intersection of E. 14th and Alamo. We have been involved from the pre-construction planning, demolition of the compromised portions of the structure, the shoring of the facades that were to be retained, and the new construction of both the renovation in question and the new secondary unit towards the rear of the property. Suffice it to say, although challenging, we were excited about the prospect of reusing the existing two facades, for both historic value and to keep the original frontage aesthetic and character intact.

Our initial demolition of the bulk of the residence revealed that most, if not all of the perimeter support beam/mudsill had been compromised by rot and termite infestation, including the facades that were to be retained. The two subject facades had a significant amount of the bottom half of the wall structure also suffering from the same termite damage, and to be honest, were largely held together by the exterior sheathing and siding materials, which were also well into their own respective states of decomposition.

We were able to shore the front and side facades with lateral and face mounted bracing which was then pinned to the site with stakes, much akin to shoring of tall concrete forms. The soils at the time were both adequately supportive and allowed us to secure both facades as securely as possible (which under the circumstances was no small feat considering the bulk of the bases of both walls were no longer intact). We provided additional support along the bases of the walls with CMU shoring as needed.

After the facades were secured, we received an extended period of time with both significant amounts of rain, but also stronger than normal wind loads, which continued to undermine the integrity of the two walls. During at least two occasions during the storms, we visited the site to check on the walls, and observed them "waving" at least 6"-7" along

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their vertical axis, even with the additional bracing, which was due in large part to the compromised wall structure bending/hinging along the lap siding/sheathing. This undulation further compromised the walls to a point that our crews were able to provide some additional bracing, and to re-sink the existing stakes, but were not confident enough in the soundness of the walls that we were able to perform any additional work upon them without fear of collapse, or potential injury to our staff.

It is my understanding that the collapse occurred not long thereafter, and that the project engineer was able to safely inspect the structure and discovered that the bulk was indeed compromised, and of not practical reusable value or integrity.

All of this said, we really would like to continue to work towards the end goal of creating, or in this case, recreating, the original facade of the Lillie Scott Residence, and were already poised to repair and replace any compromised portions of the project with materials that would aesthetically match the original style, which also providing resistance to decay and the structural failures that plagued the original structure. One example was going to be the our use of hand cut/field cut fiber cement siding to match the original diamond cut shakes in the front gable, which were at the point of failure. Although challenging, I am confident that we can recreate the spirit of the original street facades while utilizing current materials so that we can ensure the spirit of the Lillie-Scott Residence can be rebuilt for decades of enjoyment by the owners and community.

We did not plan for, or hope for the unfortunate loss of those facades due to the circumstances that were well out of all of our control, however it does present us with an opportunity to bring the Lillie Scott Residence back in a manner aligned with its original timeless aesthetic, that will also ensure it's longevity.

I hope you find the information above helpful, and please do not hesitate to contact us with any questions or if you need clarification.



Jonathan W. White

Head of Operations, Hammerhead Framing, LLC

jonathan.hhf@gmail.com mbl: 252-207-6147

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EXHIBIT B

Austin Wind Data from February and March 2016

Week of January 31 – Feb. 6

Winds hit nearly 30mph Feb. 1 and again Feb. 6.

Week of Feb. 7 – Feb. 13

Winds again unusually strong and hit nearly 30mph Feb. 8.

Week of Feb. 14 – Feb 20

Another week of unusually strong winds, including wind speeds nearing 30mph on Feb. 14 and again for two days in a row on Feb. 18 and 19.

Week of Feb. 21 – Feb. 27

Thunderstorms produced 1.33" of rain on Feb. 23 with wind gusts topping 37mph! Winds were close to 30mph the following day as well. This was the 48 hours that really damaged the facades—too much water, new damage on top of old damage, and steady high winds, especially after the unusually windy weeks preceding this.

Week of Feb. 28 – March 5

Unusually windy with gusts nearing 30mph 3 days in a row!

Week of March 6-12

3.17" of rain, including 2.18" on March 9

Wind gusts AVERAGED 21mph and hit 33, including 27mph they day we got over 2" of rain and 26mph the following day! This week of thunderstorms and high winds was just too much for the 110 year old facades to take!

Week of March 13-19

Unusually windy with gusts nearing 30mph 2 days in a row TWICE this week!

Week of March 20-26

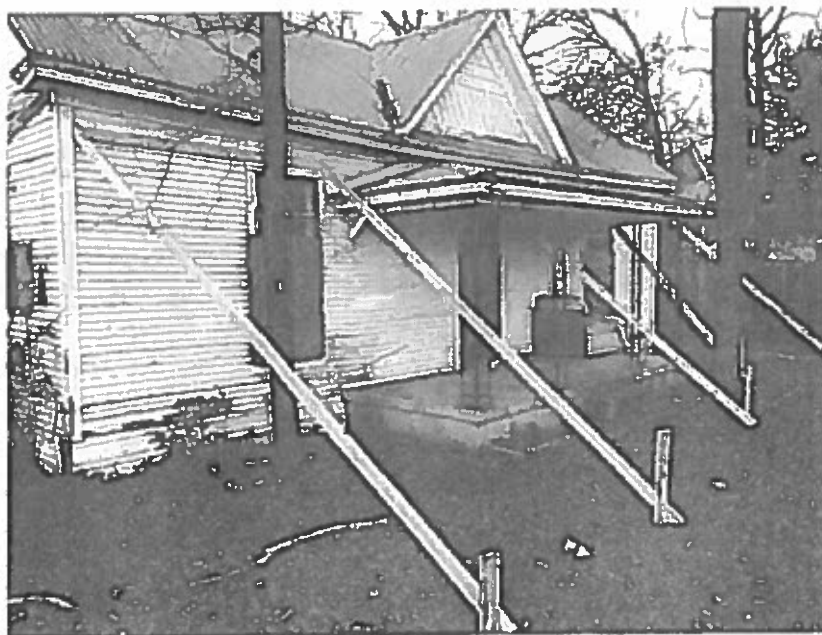
Wind gusts again averaged 21mph and hit 31 on March 22 and then neared 30 for the next two days!

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Exhibit D - Photos of structure/materials from exploratory demo process and bracing



EXISTING EXTERIOR: Bracing was professionally installed under the guidance of the project engineer at the start of the permitted exploratory demolition process, and project sign illustrating design intent to maintain historic character BEFORE the two major weather events. Major sagging of the middle of the structure is already visible and, while hard to tell from this picture, the original foundation was improperly built right on grade, allowing for a decades of water damage, rot, and termite infestation.



EXISTING EXTERIOR – more detailed picture of temporary bracing. The bottom started to bulge out where the façade and walls met the foundation since the foundation was totally rotten, improperly built on grade originally, and never properly tie to the structure.

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EXISTING INTERIOR during exploratory demolition: We knew all the plumbing and electric were obsolete and dangerous, but also found the home was improperly constructed in the first place in terms of blocking, lateral support, water barriers between layers, etc. Note the cast iron plumbing itself is out of line from decades of the home twisting!



EXISTING INTERIOR during exploratory demolition: Walls were improperly tied to foundation and rafters, leading to instability from both the foundation sinking and uplift of the structure off its foundation. The structure had twisted in multiple directions over the decades, as well as bulged where not directly tied into the rafters or beams..



EXISTING EXTERIOR – rear during exploratory demolition: Bracing was professionally installed and adjusted multiple times, but the façade crumbled due to rot, termite damage, and harsh weather in February and March, 2016. There was simply not enough solid wood to tie into with the braces or to support the structure itself. In some areas, entire sections of framing were missing and the home was being held up by the rotten deck and its exterior lap!

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EXISTING EXTERIOR – front during exploratory demolition: the home got increasingly unstable and literally was crumbling by the day anywhere there was not bracing. Then even the braced areas gave out. Adjusting the bracing was akin to putting a finger in a dyke: wherever there was not immediate support the material simply game out!



EXISTING EXTERIOR – with temporary bracing on Alamo Street elevation: twisting and leaning are visible.

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EXHIBIT C



Structural Engineering

Martin & Wallin, LLC
13785 Research Blvd, Suite 125
Austin, Texas 78750
512-368-4088 (office)

March 29, 2016

Mr. Jamie Crawley, AIA, LEED AP BD+C, NCARB
Director of Architecture
HA Architects
2401 E. 6th Street, Suite 2019
Austin, TX 78702

Re: Newcastle Homes
2100 E. 14th Street
Austin, TX

The purpose of this letter is to confirm that during construction it was revealed that the existing exterior wall studs were significantly decayed and were not acceptable for the anticipated, code required service or construction loads. It was our recommendation that the stud walls be replaced with new wood studs to accommodate anticipated code design loads from a structural engineering standpoint. This work was necessary to conform to International Residential Code 2012 structural requirements.

We also understand the importance of maintaining the historic design intent, and believe this to be the least invasive solution. In addition, this solution appears to also address the contractors concern with respect to safety during the construction process.

Please contact this office if there are further questions regarding his matter.

Sincerely,

A handwritten signature in cursive script that reads "Paul H. Martin III".

Paul H. Martin, P.E.
Principal



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City of Austin

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

June 27, 2016

City of Austin Board of Adjustment
c/o Leane Heldenfels

Re: 2100 E. 14th Street

Dear Members of the Board of Adjustment

I am writing in support of the application of Newcastle Homes for the property at 2100 E. 14th Street. This case came to the Board of Adjustment last year for a variance to build a secondary unit behind a historic-age house facing the street. The variance was granted with the condition that the existing house be zoned historic.

Since the time of the granting of the variance, the existing house was demolished due to structural unsoundness and weather factors that collapsed the remaining walls of the house. It is now impossible to zone this site as a historic landmark, as there is no historic fabric left. The condition for the designation of the house as a historic landmark in the initial variance cannot be satisfied.

The Historic Preservation Office staff has worked closely with the applicant to reproduce the old house. The new construction will have the exact size, scale, and massing of the house that was demolished, and staff believes that this is the best solution given the circumstances. The intent for this office's initial support of the variance to build the ADU on the site was to preserve the historic character of the street and neighborhood, not necessarily to zone the house as a historic landmark.


We need to have a process in place for allowing applicants to build ADU's in central neighborhoods without requiring a variance if the ADU exceeds the size of the primary structure on the lot AND without requiring that the existing house on the property be designated as a historic landmark. Our older neighborhoods are full of small houses that will be demolished because a property owner cannot build an ADU on the property if the small, historic age house is preserved. Many of these small houses will not qualify as individual historic landmarks, because designation requires a finding that the house has significance in at least two areas as set out in the Land Development Code – primarily architectural significance and historical associations. If the house does not qualify as a historic landmark, then the historic zoning process should not be used to ensure its preservation, when the real focus is the preservation of the character of the neighborhood through the retention of historic streetscapes. The house at 2100 E. 14th Street would not have qualified as a historic landmark on its own merits absent the condition for historic zoning placed on this variance, but its retention in the context of the neighborhood is important to maintaining the character of the streetscape and the historic-age neighborhood. The applicant is willing to reconstruct the house, which will serve the

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desired purpose of preserving the scale and character of the neighborhood. We therefore support his application.

If you have further questions, please do not hesitate to call or e-mail me.

Sincerely,



Steve Sadowsky
Historic Preservation Officer
City of Austin, Texas

First of 15 local support letters, 10 of them coming from Chestnut residents including 2 that live on the same block.

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Doug Marcis
2401 e14th ST
Austin, TX 78702
512.577.3542
doug@30n.us

Board of Adjustments
City of Austin

Re: 2100 East 14th Variance

Dear Board Members:

I've been a resident of Chestnut and a member of Chestnut Neighborhood Association for over ten years.

I've also remodeled over thirty houses in central east austin.

I've been familiar with the dilapidated property at 2100 e14th St since I first moved here. I personally inspected the property when its future was being voted on by CANA. At that point the property had been suffering from severe neglect: extensive termite and water damage; bowing walls; sinking piers, etc. I was quite surprised to hear that there was going to be an attempted remodel on the project. I had a hard time imagining what of the existing house could be salvaged.

Needless to say, I was not surprised to hear that the façade fell apart during the remodel.

I understand that the developer is now seeking a variance which involves recreating the façade of the old building. This sounds like the best possible path forward at this point and I support granting the requested variance.

Sincerely,



Doug Marcis

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Heberto Alanis
1900 Simond Ave
Apt 4015
Austin, TX 78723

Board of Adjustments
City of Austin

Re: 2100 East 14th Variance

Dear Honorable Board Members:

I recently moved to Austin and have been professionally and personally involved in East Austin since I moved here. Furthermore, I am familiar with the 2100 E 14th Street project as it has unfolded over the last 10+ months. I support this variance request since it serves and balances everyone's best interests fairly.

Despite best efforts, the Lillie Scott was beyond saving, so recreating it is the next best thing, and doing so would be excellent for Chestnut and its history. The point of this project has always been to save the Lillie Scott, and that is what will occur if the project is allowed to resume. Whether the site gets historical zoning is not important—what matters is recreating the Lillie Scott, and that will be done with the approved plans and the Certificate of Appropriateness the project already received from the Historical Landmark Commission.

Allowing an ADU of ~1400sf (instead of just 1100sf as code now allows) also makes sense since East Austin needs homes this size and the 2100 East 14th lot is very large and can easily accommodate both homes. Also note the ADU has an appealing design and both it and the Lillie Scott will not only fit in with the local scale and vernacular, it will improve Chestnut as whole.

Please allow the project to resume—not only is there no other truly viable option, but this variance is supported by many local residents and the City's Historical Preservation Officer. This project is good for Chestnut and Austin as a whole and also shows neighborhood groups, developers, and the City CAN cooperate and develop win-win-win scenarios!

Thank you for your attention, feel free to contact me should you need anything.

Sincerely,


Heberto Alanis

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6/23/2016

Mark Wimmer
1600 Ulit Ave
Austin, TX 78702

Board of Adjustments
City of Austin

Re: Variance for 2100 E. 14th Street

Honorable Board Members:


My family and I live in the Chestnut neighborhood--very close to 2100 E. 14th St-- and I am writing in support of the variance request for this property.

Over the past few years I have become familiar with this property and the historic house located there. While the preservation of a historic house is a laudable goal, unfortunately the Lillie Scott house was in such poor condition that it could not be preserved. That is why I support allowing the project to continue with the goal of recreating the Lillie Scott house, which will benefit our neighborhood. I don't think it is important that the site get historical zoning because the goals of our neighborhood will be served by recreating the Lillie Scott house, which can be accomplished with the approved plans and the Certificate of Appropriateness the project has already received from the Historical Landmark Commission.

Furthermore, allowing a larger ADU of approximately 1400sf will also benefit our neighborhood and Austin by helping to address our city's housing shortage in general and the need for homes of this size in East Austin in particular. The design of the ADU will fit within the existing character of our neighborhood and its construction, as well as the recreation of the Lillie Scott house, will improve the Chestnut neighborhood as a whole by making it an even more desirable place to live.

Please allow the project to resume. This variance is supported by many local residents and the City's Historical Preservation Officer. This project is good for Chestnut and Austin and also shows how neighborhood groups, developers, and the city can work together to balance everyone's interests.

Sincerely,



Mark Wimmer

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25

Alejandra Gutierrez
1201 E 13th St
Austin, TX 78702

Board of Adjustments
City of Austin

Re: 2100 East 14th Variance

Dear Honorable Board Members:

I live very close to this property and am familiar with the project. I support this variance request.

I understand that despite best efforts the Lillie Scott was beyond saving, so recreating it is the next best thing, and doing so would be excellent for Chestnut and its history. The point of this project has been to save the Lillie Scott, and that is what will occur if the project is allowed to resume. Whether the site gets historical zoning is not important—what matters is recreating the Lillie Scott, and that will be done with the approved plans and the Certificate of Appropriateness the project already received from the Historical Landmark Commission.

Allowing an ADU of ~1400sf also makes sense - the lot is very large and can easily accommodate this. Also it has an appealing design and both it and the Lillie Scott will improve Chestnut as whole.

Please allow the project to resume—I understand that there is no other viable option and that this variance is supported by many local residents and the City's Historical Preservation Officer. This project is good for Chestnut and Austin as a whole.

Sincerely,


Alejandra Gutierrez

44
24

Bill Corrigan
1903 E 17TH ST Unit A
Austin, TX 78702

Board of Adjustments
City of Austin

Re: 2100 East 14th Variance

Dear Honorable Board Members:

I support this variance request since it serves and balances everyone's best interests fairly. I have moved in to the area recently and have enjoyed walking around the neighborhood and seeing the diverse mix of new and old housing.

From what I could see as I walk by, the Lillie Scott was beyond saving, so recreating it would be excellent for the Chestnut neighborhood and its history. As I understand it, the point of this project was to save the Lillie Scott, and that is will occur if the project may continue. Recreating the house is what is important, and that will be done with the approved plans and the Certificate of Appropriateness the project already received from the Historical Landmark Commission.

East Austin needs homes in the range of 1400sf (instead of just 1100sf as code now allows), so allowing an ADU of ~ also makes sense since and the 2100 East 14th lot is very large and can easily accommodate both homes. Also note the ADU has an appealing design and both it and the Lillie Scott will not only fit in with the local scale and vernacular, it will improve Chestnut as whole.

Please allow the project to resume—not only is there no other truly viable option, but this variance is supported by many local residents and the City's Historical Preservation Officer. This project is good for Chestnut and Austin as a whole and also shows neighborhood groups, developers, and the City CAN cooperate and develop win-win-win scenarios!

Thank you for your attention, feel free to contact me should you need anything.

Sincerely,

Bill Corrigan

Bill Corrigan

44
27

Houston Wanier
Evan Aldrich
2705 Lyons
Austin, TX 78702

Board of Adjustments
City of Austin

Re: 2100 East 14th Variance

Dear Honorable Board Members:

We actively follow and participate in local development issues and neighborhood groups. We also live close this property and are intimately familiar with the project as it has unfolded over the last 2 years or so. We support this variance request since it serves and balances everyone's best interests fairly.

Despite best efforts, the Lillie Scott was beyond saving, so recreating it is the next best thing, and doing so would be excellent for Chestnut and its history. The point of this project has always been to save the Lillie Scott, and that is what will occur if the project is allowed to resume. Whether the site gets historical zoning is not important—what matters is recreating the Lillie Scott, and that will be done with the approved plans and the Certificate of Appropriateness the project already received from the Historical Landmark Commission.

Allowing an ADU of ~1400sf (instead of just 1100sf as code now allows) also makes sense since East Austin needs homes this size and the 2100 East 14th lot is very large and can easily accommodate both homes. Also note the ADU has an appealing design and both it and the Lillie Scott will not only fit in with the local scale and vernacular, it will improve Chestnut as whole.

Please allow the project to resume—not only is there no other truly viable option, but this variance is supported by many local residents and the City's Historical Preservation Officer. This project is good for Chestnut and Austin as a whole and also shows neighborhood groups, developers, and the City CAN cooperate and develop win-win-win scenarios!

Thank you for your attention, feel free to contact us should you need anything.

Sincerely,



Houston Wanier



Evan Aldrich

44
28

Myrna Garcia
1207 Cedar Ave.
Austin, TX 78702

Board of Adjustments
City of Austin

Re: 2100 East 14th Variance

Dear Honorable Board Members:

I live very close to this property and am intimately familiar with the project as it has unfolded over the last 2 years or so. As a residential Realtor and neighbor, I support this variance request since it serves and balances everyone's best interests fairly.

Despite best efforts, the Lillie Scott was beyond saving, so recreating it is the next best thing, and doing so would be excellent for Chestnut and its history. The point of this project has always been to save the Lillie Scott, and that is what will occur if the project is allowed to resume. Whether the site gets historical zoning is not important—what matters is recreating the Lillie Scott, and that will be done with the approved plans and the Certificate of Appropriateness the project already received from the Historical Landmark Commission.

Allowing an ADU of ~1400sf (instead of just 1100sf as code now allows) also makes sense since East Austin needs homes this size and the 2100 East 14th lot is very large and can easily accommodate both homes. Also note the ADU has an appealing design and both it and the Lillie Scott will not only fit in with the local scale and vernacular, it will improve Chestnut as whole.

Please allow the project to resume—not only is there no other truly viable option, but this variance is supported by many local residents and the City's Historical Preservation Officer. This project is good for Chestnut and Austin as a whole and also shows neighborhood groups, developers, and the City CAN cooperate and develop win-win-win scenarios!

Thank you for your attention, feel free to contact me should you need anything.

Sincerely,

Myrna Garcia
Myrna Garcia

24
29

Steve & Anne Teng
2509 E 16th St
Austin, TX 78702

Board of Adjustments
City of Austin

Re: 2100 East 14th Variance

Dear Honorable Board Members:

I live very close this property and am intimately familiar with the project as it has unfolded over the last 2 years or so. I support this variance request since it serves and balances everyone's best interests fairly.

Despite best efforts, the Lillie Scott was beyond saving, so recreating it is the next best thing, and doing so would be excellent for Chestnut and its history. The point of this project has always been to save the Lillie Scott, and that is what will occur if the project is allowed to resume. Whether the site gets historical zoning is not important—what matters is recreating the Lillie Scott, and that will be done with the approved plans and the Certificate of Appropriateness the project already received from the Historical Landmark Commission.

Allowing an ADU of ~1400sf (instead of just 1100sf as code now allows) also makes sense since East Austin needs homes this size and the 2100 East 14th lot is very large and can easily accommodate both homes. Also note the ADU has an appealing design and both it and the Lillie Scott will not only fit in with the local scale and vernacular, it will improve Chestnut as whole.

Please allow the project to resume—not only is there no other truly viable option, but this variance is supported by many local residents and the City's Historical Preservation Officer. This project is good for Chestnut and Austin as a whole and also shows neighborhood groups, developers, and the City CAN cooperate and develop win-win-win scenarios!

Thank you for your attention, feel free to contact me should you need anything.

Sincerely,

Steve and Anne Teng

Steve & Anne Teng

7/13

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

Board of Adjustments
City of Austin

Re: 2100 East 14th Variance

Dear Honorable Board Members:

We live just a few blocks from this property and have been watching what's been happening with it over the last couple of years. We understand that the builder has asked for a variance to get his project completed and we support his request. We think his plan for the property honors its heritage respects the wishes of the neighborhood.

That old house was falling down. We were shocked that it had to be preserved at all, since it was so termite-ridden and rotted. I think Newcastle Homes did everything they could to save it. Recreating it is the next best thing, and doing so would respect Chestnut and its history. We think the builder always intended to save the Lillie Scott, whether that was with the original structure or a modern, safe replacement. We understand that a Certificate of Appropriateness for his project already received from the Historical Landmark Commission.

Austin needs more affordable, dense housing. No one can argue with this. Allowing a 1400sf ADU makes sense since East Austin needs homes this size and the lot is very large and looks like it can accommodate both homes. We think Newcastle's design for the ADU is appealing and both it and the Lillie Scott replacement will fit in with the surrounding neighborhood.

Please let Newcastle finish their project— what is the alternative? Leave another empty lot to collect trash on? The builder's project is supported by many neighbors and the City's Historical Preservation Officer. It's good for our neighborhood and Austin as a whole; it shows neighborhood groups, respectful and responsible developers, and the City can work together to create attractive, affordable housing where we need it most – in our urban core neighborhoods.

Sincerely,

Keith Zeiler
Tim Andrews
Chestnut homeowners

46
31

Michael Madison
2103 E 14th St
Austin, TX 78702

Board of Adjustments
City of Austin

Re: 2100 East 14th Variance

Dear Honorable Board Members:

I live very close this property and am intimately familiar with the project as it has unfolded over the last 2 years. I support this variance request since it serves and balances everyone's best interests fairly.

Despite best efforts, the Lillie Scott was beyond saving, so recreating it is the next best thing, and doing so would be excellent for Chestnut and its history. In my opinion one of the worst things that's happening right now is the forced salvage of unsalvageable housing. I'm personally dealing with such an issue now as the siding that was "preserved" on our home is rotting and has potential termite damage. Coming as a homeowner perspective I'm rather angry that some of my property wasn't discarded because now the burden of cost is being passed on to the buyer rather than the builder being able to do it right from the outset.

I am in full support of recreating the Lillie Scott but with material that will actually hold up and not be a massive burden one or two years from now.

Additionally, I'm in support of the allowance of the 1,400 square foot second unit. I've seen the early build because it's directly across the street from me and also seen the plans. It's appealing, is not oversized for the lot which is a rather large lot, and in the end will be an improvement to Chestnut.

Why I also support this is because I trust Newcastle based on their prior history to build a home that is right for the neighborhood. Compare what Newcastle is doing at 2100 E 14th St versus the home being built at 2101 E 14th St. Both of the 2100 E 14th lot homes will fit in the neighborhood, add value and preserve the look and feel of the area history. At 2101, a 32-foot high, three-story home on a lot that is ONLY 2,840 total square feet is nearing completion. This house is an eyesore to the neighborhood, has no historical look and feel and is an obscene invasion of my property as the second and third floors look directly over our house, in to our backyard and even partially in to our bedroom.

Please allow the project to resume without further delay. I've been staring at a fenced lot across the street from me for months now and would love to instead be looking at the finished version of the house. From the outset I could clearly see there was no other viable option and it is a variance supported by myself and many other

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direct neighbors. I've also been informed it has the support of the City's Historical Preservation Officer.

Thank you for your attention, feel free to contact me should you need anything.

Sincerely,

Michael Madison

Michael Madison
512.589.1310

michael.e.madison@gmail.com

46
33

Alykhan Mohamed
1907 E 13th Street
Austin, TX 78702

Board of Adjustments
City of Austin

Re: 2100 East 14th Variance

Dear Honorable Board Members:

I live very close this property and am familiar with the project as it has unfolded over the last 2 years or so. I support this variance request since it serves and balances everyone's best interests fairly.

Despite best efforts, the Lillie Scott was beyond saving, so recreating it is the next best thing, and doing so would be excellent for Chestnut and its history. The point of this project has always been to save the Lillie Scott, and that is what will occur if the project is allowed to resume. Whether the site gets historical zoning is not important—what matters is recreating the Lillie Scott, and that will be done with the approved plans and the Certificate of Appropriateness the project already received from the Historical Landmark Commission.

Allowing an ADU of ~1400sf (instead of just 1100sf as code now allows) also makes sense since East Austin needs homes this size and the 2100 East 14th lot is very large and can easily accommodate both homes. Also note the ADU has an appealing design and both it and the Lillie Scott will not only fit in with the local scale and vernacular, it will improve Chestnut as whole.

Please allow the project to resume—not only is there no other truly viable option, but this variance is supported by many local residents and the City's Historical Preservation Officer. This project is good for Chestnut and Austin as a whole and also shows neighborhood groups, developers, and the City CAN cooperate and develop win-win-win scenarios!

Thank you for your attention, feel free to contact me should you need anything.

Sincerely,


Alykhan Mohamed

44
34

Bill Goodpasture
2106 East 13th Street, Unit B
Austin, TX 78702

Board of Adjustments
City of Austin

Re: 2100 East 14th Variance

Dear Honorable Board Members:

I live very close to this property and am intimately familiar with the project as it has unfolded over the last 2 years or so. I support this variance request since it serves and balances everyone's best interests fairly.

Despite best efforts, the Lillie Scott was beyond saving, so recreating it is the next best thing, and doing so would be excellent for Chestnut and its history. The point of this project has always been to save the Lillie Scott, and that is what will occur if the project is allowed to resume. Whether the site gets historical zoning is not important—what matters is recreating the Lillie Scott, and that will be done with the approved plans and the Certificate of Appropriateness the project already received from the Historical Landmark Commission.

Allowing an ADU of ~1400sf (instead of just 1100sf as code now allows) also makes sense since East Austin needs homes this size and the 2100 East 14th lot is very large and can easily accommodate both homes. Also note the ADU has an appealing design and both it and the Lillie Scott will not only fit in with the local scale and vernacular, it will improve Chestnut as whole.

Please allow the project to resume—not only is there no other truly viable option, but this variance is supported by many local residents and the City's Historical Preservation Officer. This project is good for Chestnut and Austin as a whole and also shows neighborhood groups, developers, and the City CAN cooperate and develop win-win-win scenarios!

Thank you for your attention, feel free to contact me should you need anything.

Sincerely,
Bill Goodpasture
Bill Goodpasture

LL
35

Manny Cavazos
2106 E 14th st,
Austin, TX 78702

Board of Adjustments
City of Austin

Re: 2100 East 14th Variance

Dear Honorable Board Members:

I live very close this property and am intimately familiar with the project as it has unfolded over the last 2 years or so. I support this variance request since it serves and balances everyone's best interests fairly.

Despite best efforts, the Lillie Scott was beyond saving, so recreating it is the next best thing, and doing so would be excellent for Chestnut and its history. The point of this project has always been to save the Lillie Scott, and that is what will occur if the project is allowed to resume. Whether the site gets historical zoning is not important—what matters is recreating the Lillie Scott, and that will be done with the approved plans and the Certificate of Appropriateness the project already received from the Historical Landmark Commission.

Allowing an ADU of ~1400sf (instead of just 1100sf as code now allows) also makes sense since East Austin needs homes this size and the 2100 East 14th lot is very large and can easily accommodate both homes. Also note the ADU has an appealing design and both it and the Lillie Scott will not only fit in with the local scale and vernacular, it will improve Chestnut as whole.

Please allow the project to resume—not only is there no other truly viable option, but this variance is supported by many local residents and the City's Historical Preservation Officer. This project is good for Chestnut and Austin as a whole and also shows neighborhood groups, developers, and the City CAN cooperate and develop win-win-win scenarios!

Thank you for your attention, feel free to contact me should you need anything.

Sincerely,



Manny Cavazos
Manicotti88@hotmail.com
(832) 282-4175

44
34

Victor Tran
1601 Maple Ave
Austin, TX 78702

Board of Adjustments
City of Austin

Re: 2100 East 14th Variance

Dear Honorable Board Members:

I live very close this property and am intimately familiar with the project as it has unfolded over the last 2 years or so. I support this variance request since it serves and balances everyone's best interests fairly.

Despite best efforts, the Lillie Scott was beyond saving, so recreating it is the next best thing, and doing so would be excellent for Chestnut and its history. The point of this project has always been to save the Lillie Scott, and that is what will occur if the project is allowed to resume. Whether the site gets historical zoning is not important—what matters is recreating the Lillie Scott, and that will be done with the approved plans and the Certificate of Appropriateness the project already received from the Historical Landmark Commission.

Allowing an ADU of ~1400sf (instead of just 1100sf as code now allows) also makes sense since East Austin needs homes this size and the 2100 East 14th lot is very large and can easily accommodate both homes. Also note the ADU has an appealing design and both it and the Lillie Scott will not only fit in with the local scale and vernacular, it will improve Chestnut as whole.

Please allow the project to resume—not only is there no other truly viable option, but this variance is supported by many local residents and the City's Historical Preservation Officer. This project is good for Chestnut and Austin as a whole and also shows neighborhood groups, developers, and the City CAN cooperate and develop win-win-win scenarios!

Thank you for your attention, feel free to contact me should you need anything.

Sincerely,


Victor Tran

64
37

Kevin Smith
1004-A East 13th Street
Austin, TX 78702

Board of Adjustments
City of Austin

Re: 2100 East 14th Variance

Dear Honorable Board Members:

I live very close this property and am intimately familiar with the project as it has unfolded over the last 2 years or so. I support this variance request since it serves and balances everyone's best interests fairly.

Despite best efforts, the Lillie Scott was beyond saving, so recreating it is the next best thing, and doing so would be excellent for Chestnut and its history. The point of this project has always been to save the Lillie Scott, and that is what will occur if the project is allowed to resume. Whether the site gets historical zoning is not important—what matters is recreating the Lillie Scott, and that will be done with the approved plans and the Certificate of Appropriateness the project already received from the Historical Landmark Commission.

Allowing an ADU of ~1400sf (instead of just 1100sf as code now allows) also makes sense since East Austin needs homes this size and the 2100 East 14th lot is very large and can easily accommodate both homes. Also note the ADU has an appealing design and both it and the Lillie Scott will not only fit in with the local scale and vernacular, it will improve Chestnut as whole.

Please allow the project to resume—not only is there no other truly viable option, but this variance is supported by many local residents and the City's Historical Preservation Officer. This project is good for Chestnut and Austin as a whole and also shows neighborhood groups, developers, and the City CAN cooperate and develop win-win-win scenarios!

Thank you for your attention, feel free to contact me should you need anything.

Regards


Kevin Smith

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Board of Adjustments
City of Austin

June 2, 2016

Re: 2100 East 14th, Austin, TX – "Lillie Scott" Residence

Honorable Board Members,

I am writing to share Newcastle Homes' commitment to preserving the Lillie Scott Residence at 2100 East 14th Street in East Austin, and to clarify some issues that have led the City to temporarily shut down the worksite for code compliance issues. I believe everyone is actually 'on the same page' as far as what they would like to see happen with this project, and our hope is that by clearly illustrating this, we will be able to proceed with work to recreate this significant residence.

The original plan, as specified in variance C15-2014-0108, was to *preserve and rehabilitate* the Lillie Scott residence and construct a new ADU up to 1500sf behind the original home provided we obtain Historical zoning and the site as a whole stays within .4 FAR. That plan involved preserving the home's exterior facades facing East 14th Street and Alamo Street, and incorporating them into the restoration and re-creation of the house. During the exploratory demolition process, however, it was revealed that these walls were in substantially worse condition than was previously known due to rot, neglect, and termite damage. They were then professionally braced by our framer, working with all permits in place and under close City supervision. (See attached Exhibit A – letter from Hammerhead Framing.)

Unfortunately, significant rain events in February and March, along with well-documented and unusually strong wind storms (see attached Exhibit B – weather notes from February and March, 2016), made the facades crumble even more than they already had, and they were deemed unusable and a hazard to the workers on site by the project engineer (see attached Exhibit C – March 29, 2016 letter from engineer, as well as Exhibit D – photos of structure/materials from exploratory demo process and bracing). We had no choice but to remove them. Obviously, without the two facades, "preserving and rehabilitating" is not possible. However, we are committed to the spirit of the variance, which is to recreate the Lillie Scott and pay homage to its historical significance by precisely maintaining its original aesthetic, scale, and character.

We intend to do that by rebuilding the home to its original aesthetic and scale, and by featuring critical architectural elements that make it *the* Lillie Scott. We have conducted an extensive detailed analysis of the property and historic record, and have identified several features of the home that were updates from the 1950s or 1960s that were NOT historically accurate. We will remove those anachronous features and replace them with REAL elements from when the Lillie Scott was built circa 1906. This includes replacing wrought iron posts with turned wood columns, restoring the original 'fish-scale' or 'tear drop' above the front porch, and more. These proposed changes have been planned and approved by the City of Austin Historic Preservation Officer, Mr. Steve Sadowsky, and the Historic Landmark Commission (HLC). The end result will be a historically accurate, 'improved' version of the house that contributes to the historic character of Chestnut and serves as an exemplary 'thread' in the historic fabric of the City of Austin.

Unfortunately, once we removed the crumbling structures for safety reasons, Code Enforcement realized that the property had not yet been zoned Historic and issued a stop work order that remains in effect at this time since the variance called for Historic zoning to be in place. Obviously, there can be no progress towards accomplishing our mutual goal with this project given this status, which is the impetus for this letter.

Our whole team understands that it is easy to be suspicious of a builder, and Chestnut is especially sensitive to this. It is true that the variance was obtained so that we could also build an ADU up to 1500

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square feet behind the original residence. We would like to point out that this entire project was presented to and discussed with the Historic Landmark Commission. This variance was applied for and approved under the guidance of the HLC and with its support as well. The Chestnut Neighborhood also was intimately involved with conceiving this project and supportive of obtaining the variance. With the assistance of Mr. Sadowsky, the project has from the outset intended to preserve the character of the Lillie Scott Residence in the spirit of the Secretary of Interior's Standards for Preservation of Historic Buildings. The HLC and Mr. Sadowsky guided the project development and approved the design to meet the intent of the HLC, and specifically issued a Certificate of Appropriateness, which was shared with the Board of Adjustments (BOA) when Mr. Sadowsky assisted in getting the variance. Moreover, before our involvement with the site, the Lillie Scott was in serious jeopardy of being lost for good due to the prior owner's neglect and the lack of realistic historic preservation efforts in Chestnut. The structure had been sitting completely dilapidated, unsafe, and non-code-compliant for decades.

Newcastle Homes prides itself on being a reputable, responsible, active member of the community in East Austin for over 15 years—we were working with East Austin residents and neighborhood associations long before the myriad players who are there today! And as Mr. Sadowsky has told us, we are lauded for our community activism, quality of work, and commitment to green building and sustainability. Our intent is the same as yours: to bring the Lillie Scott back to life as closely to its original design as can be done 110 years after its initial construction. While that was initially conceived as something that would be done using the tool of Historic Zoning, Mr. Sadowsky and the HLC now see reconstructing the Lillie Scott as per the Certificate of Appropriateness approved design as the best mechanism with which to accomplish this mission. 2100 East 14th has not been zoned Historic NOT because the builder has ignored this issue or is trying to manipulate any agreement or code provision, but simply because Mr. Sadowsky informs us this site can not get Historic zoning since the small portion of the house that was thought to be able to be preserved, reused, and incorporated into the home no longer can be.

In order to accomplish the mission of restoring the home and maintaining its essence, we need to resume work. Thus, we need to maintain the variance but with the permission for the ADU to be reworded so it is not based on the term "Historic zoning" but rather on the term "Certificate of Appropriateness approved plans."

We defer to Mr. Sadowsky, as the City's staff expert on all things historic. He played a pivotal role in negotiating the agreement and obtaining the variance. First, it should be noted that Mr. Sadowsky never thought that Historic zoning should have been a requirement for the variance. Instead, that requirement should have been that the Lillie Scott be built as per plans approved by the Historic Landmark Commission (HLC) and its Certificate of Appropriateness Subcommittee. We have those plans and obtained that certificate, and those are still the plans we are following.

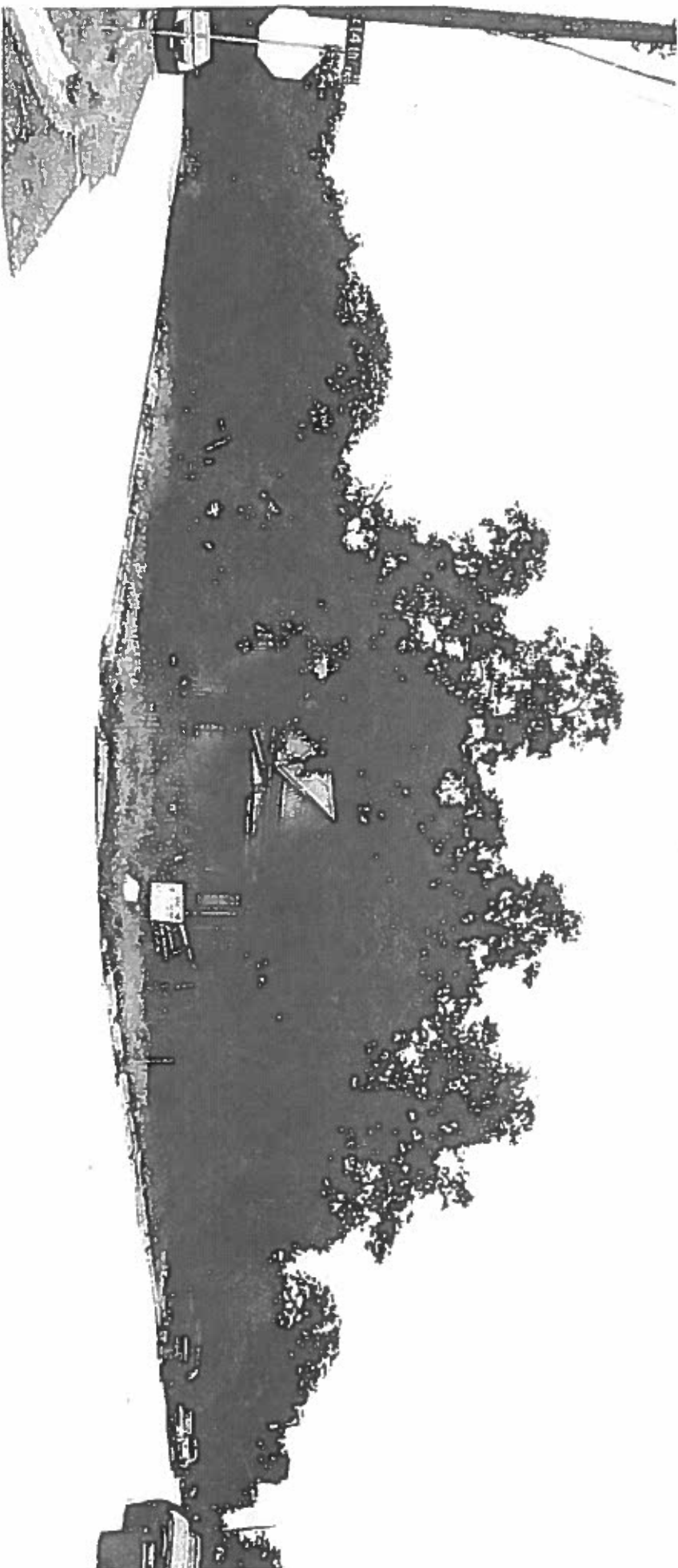
Shutting down the job site will not accomplish our collective mission—restoring the Lillie Scott to be a safe, sustainable, living, inhabited, shining example of the historic fabric from another era! Once complete, this project will prove to be an excellent example of 1. the City, neighborhoods, and builders cooperating to create realistic win-win scenarios, and 2. REAL historic preservation occurring *without* using up very limited historical zoning resources or other precious City resources, or negatively affecting the tax base.

Thank you for your prompt and cooperative attention to this matter—please contact us if you have any questions or concerns, or need anything, including the plans or architectural detail, clarified.

Sincerely,


Judith Y. Zwaren
President, Newcastle Homes

3/30 C15-2016-008 2



CORNER OF 14TH + ALARIO LOOKING AT
WHITE SCOTT RESIDENCE (2014)

9/15/11

CITY OF AUSTIN DEVELOPMENT WEB MAP

2100 E. 14TH

(2010-2011)

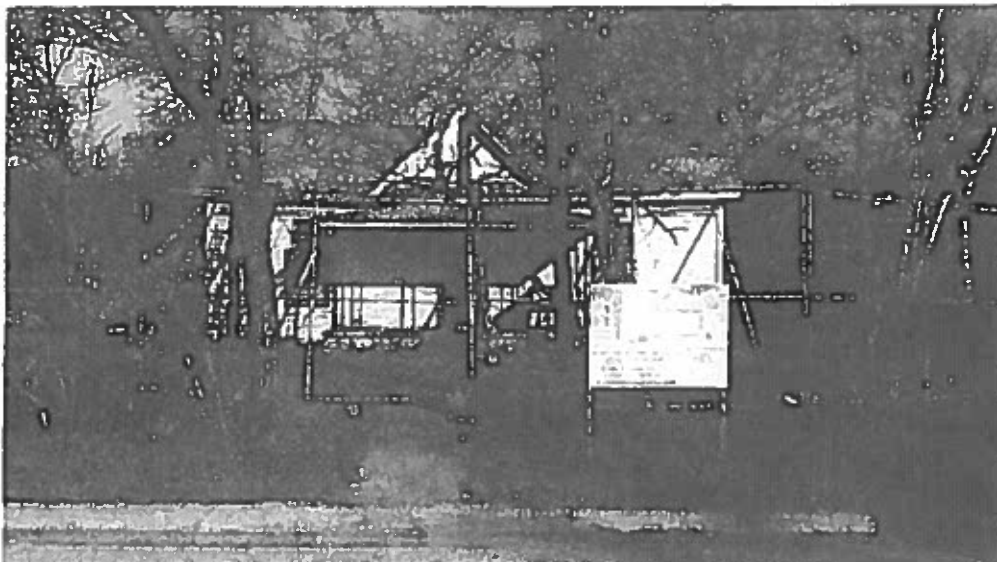


Legend

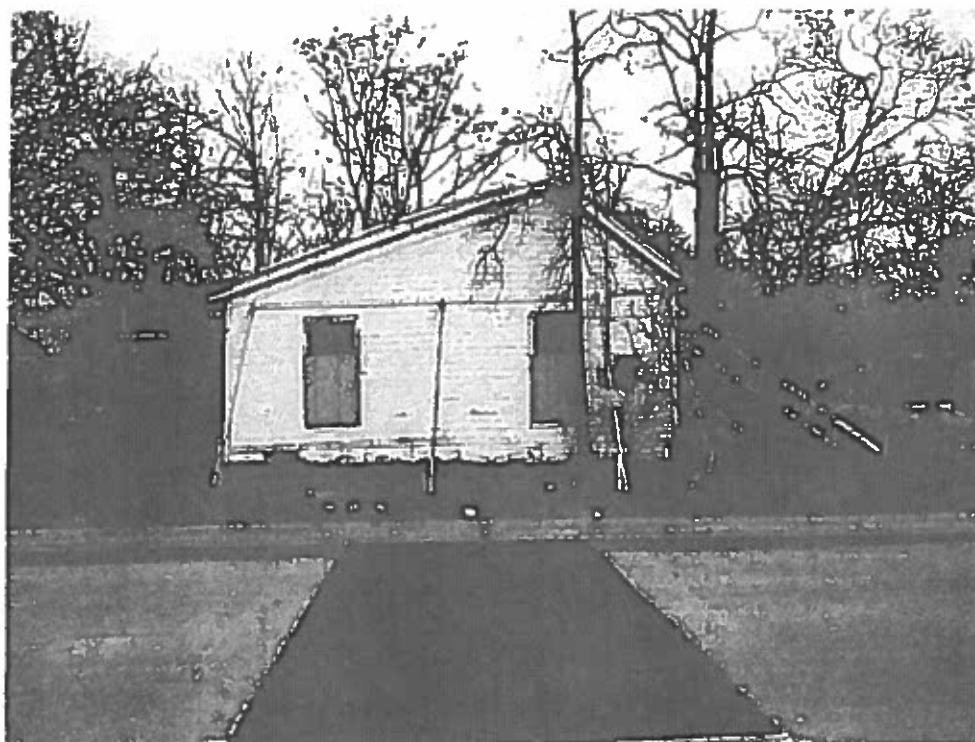
- Lot Lines
- Streets
- Building Footprints
- Named Creeks
- Lakes and Rivers
- Parks
- County
- Contours Year 2012
- Index
- Intermediate
- Special
- Building Footprints Year
- Boundary
- Footprint
- Image

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 CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY THE CITY OF AUSTIN REGARDING SPECIFIC ACCURACY OR COMPLETENESS.

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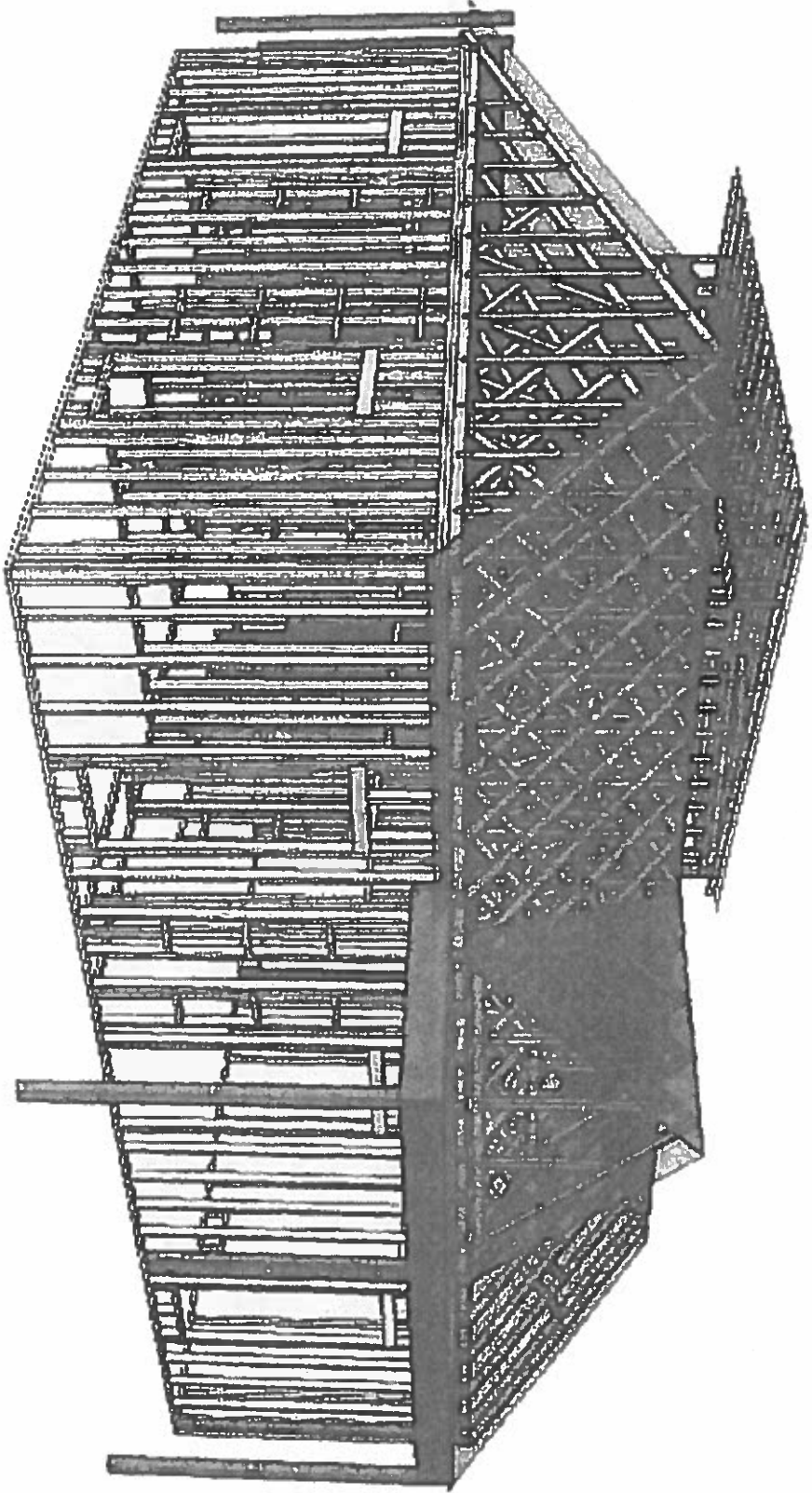
EXISTING EXTERIOR – with temporary bracing and project sign illustrating design intent to maintain historic character.



EXISTING EXTERIOR – with temporary bracing

EXHIBIT - INCLUDES START OF TEMPORARY
BRACING AND JOBSITE SIGN
W/ RENDERING OF DESIGN INTENT.
SEE ENLARGED IN THIS PACKET.

L6
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FRAMING MODEL - REFERENCE TO
LETTER FROM CONTRACTORS MITTEL
AND DEERHILLER MAINTAINED



MITek USA, Inc.
7777 Greenback Lane
Suite 109
Clitus Heights, CA, 95610
Telephone 916/676-1900
Fax 916/676-1909

Re: 15-056488_Main_House
Main_House2100 E14th St

The truss drawing(s) referenced below have been prepared by MITek USA, Inc. under my direct supervision based on the parameters provided by BMC West-New Braunfels, TX.
Pages or sheets covered by this seal: R47020357 thru R47020372
My license renewal date for the state of Texas is December 31, 2016.
Texas COA: F-12513

Lumber design values are in accordance with ANSI/TPI 1 section 6.3
These truss designs rely on lumber values established by others.



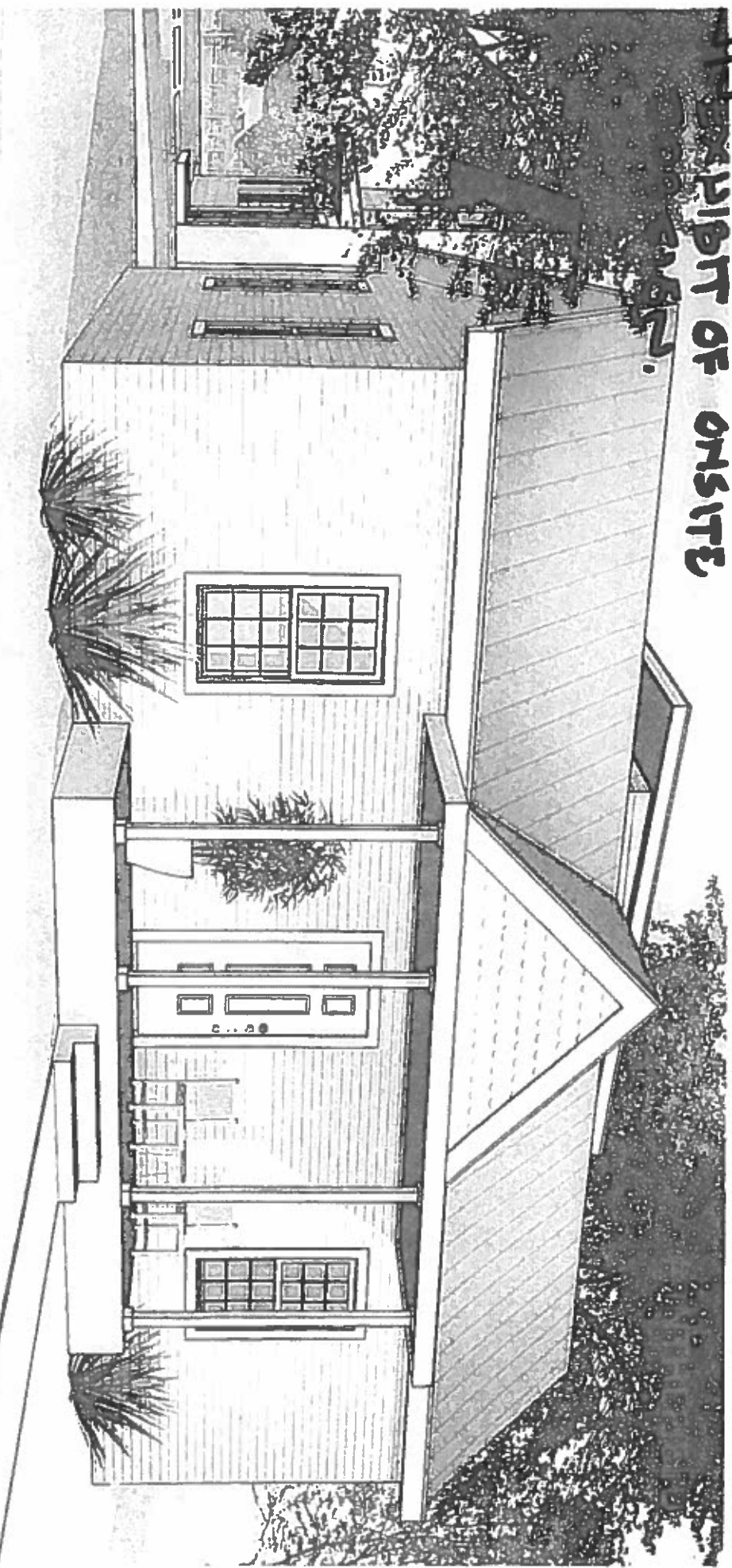
Marcos
COR F-12513

Hernandez, Marcos
April 8, 2016

The seal on these drawings indicate acceptance of professional engineering responsibility solely for the truss components shown. The suitability and use of this component for any particular building is the responsibility of the building designer, per ANSI/TPI 1.

46
47

315 EXHIBIT OF ONSITE



"With the assistance of the City Of Austin Historic Landmark Commission and the Chestnut Addition Neighborhood Association we are proud to help preserve this property and add to the sense of place and community."

UNIQUE URBAN HOMES SINCE 2001

512.454.4600

LAND | DESIGN

FINANCE | CONSTRUCTION



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512.251.4279

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3/17

ADDITIONAL RENDER FOR REFERENCE ONLY
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ADDITION AS APPROVED BY HISTORIC FOR CERTIFICATE OF
APPROPRIATENESS.

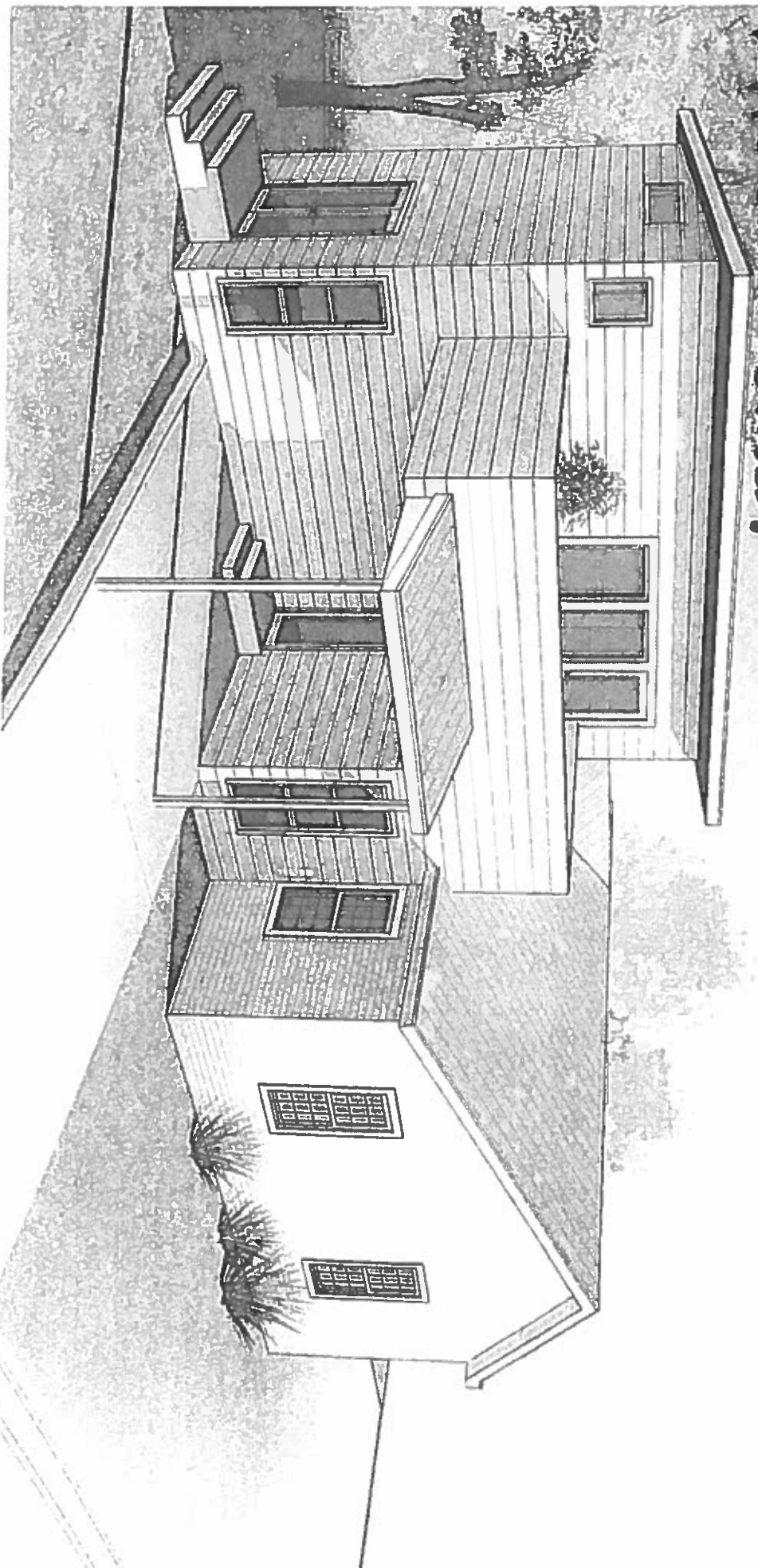
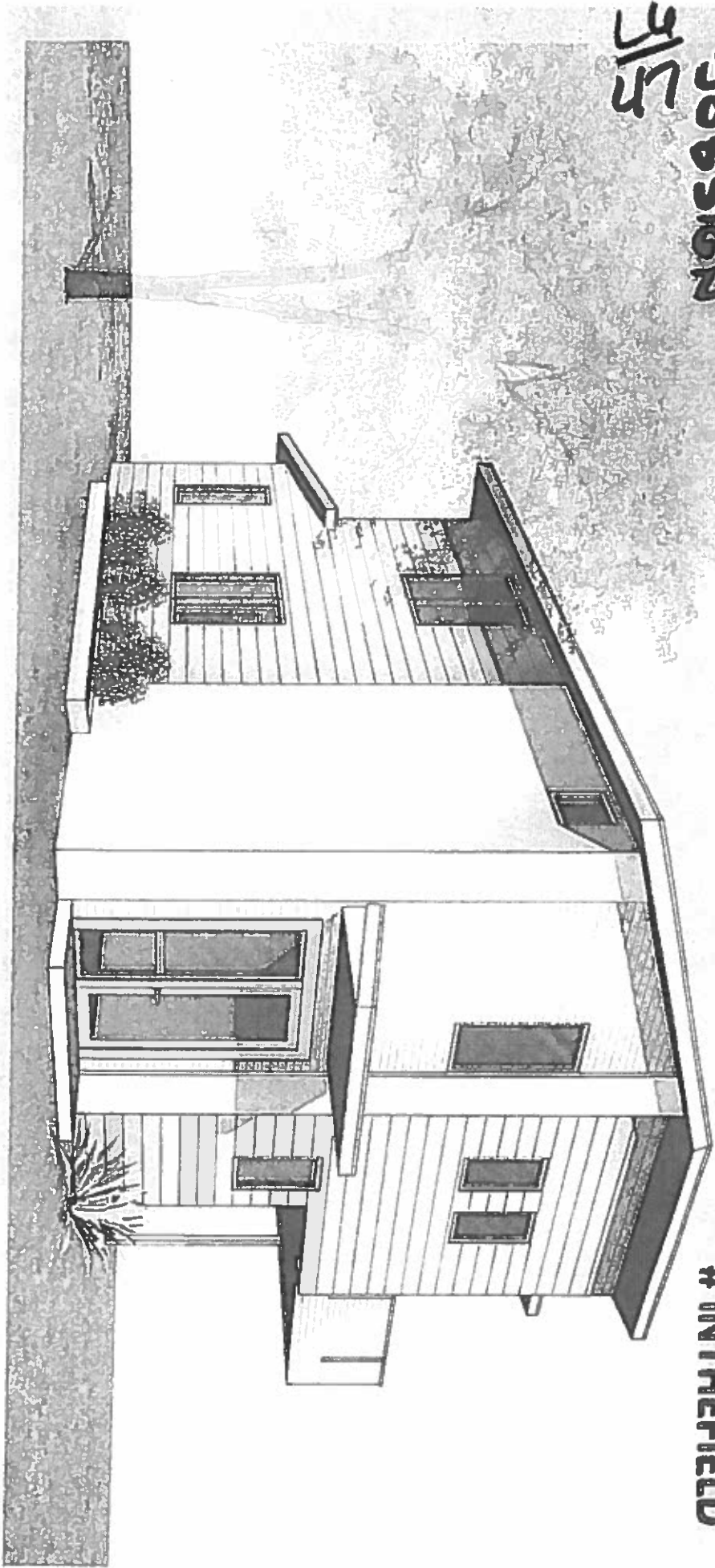


EXHIBIT OF ON SITE
TO DESIGN

3/5

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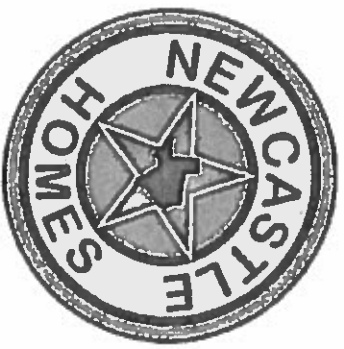


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Ryan Campbell

44
48

From: Jamie Crawley
Sent: Monday, June 27, 2016 1:07 PM
To: Ryan Campbell
Subject: Please HOLD to print -- email and exhibits /// FW: follow up w/ attachments /// RE: question - 2100 14th
Attachments: 2100 14TH - SK-0.pdf; 2100 14TH - SK-1.pdf; 2100 14TH - SK-2.pdf; 2100 14TH - SK-3.pdf
Importance: High

From: Jamie Crawley
Sent: Wednesday, September 3, 2014 8:53 AM
To: 'Sadowsky, Steve'
Subject: question - 2100 14th
Importance: High

← * REFER APPLICABLE
EXHIBITS 2014
1X17 ENCLOSED.

Steve – we are still in the process of working with Lex on finalizing the design for the property. I wanted to inquire about prep for the committee meeting Monday next week. If we were to provide the following exhibits in advance of the meeting for the packet (if necessary/advisable) and then supplement in person at the conference room table with additional detailed elevations for discussion would that work?

Thanks in advance for ALL the assistance you have provided on this one.

Jamie Crawley, AIA, LEED AP BD+C, NCARB
Director of Architecture

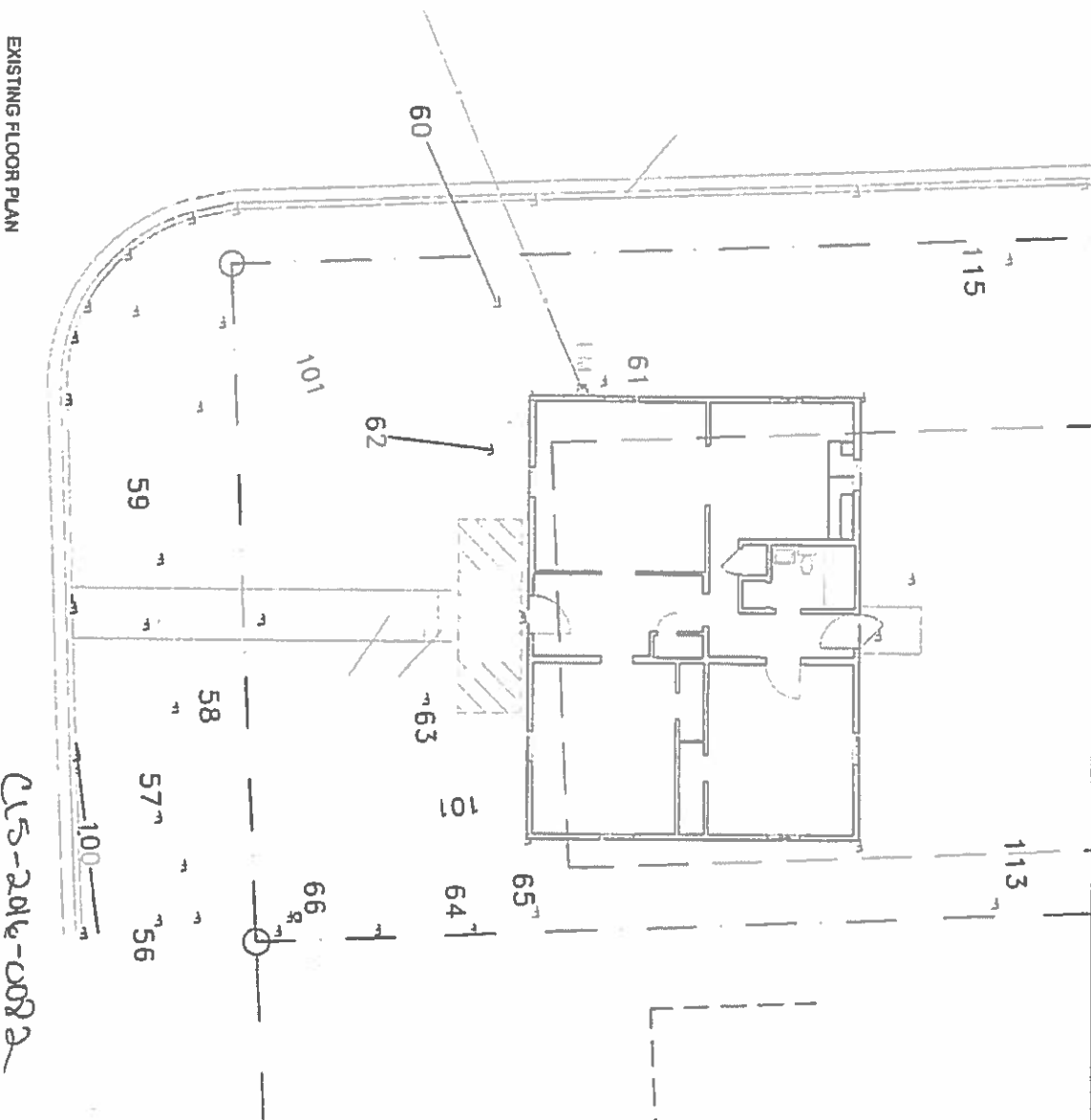
HA-Architecture

2125 E. Cesar Chavez Call (512) 251.4279
Austin, TX 78702 Fax (512) 251.4705

www.HA-Architecture.com

EXISTING FLOOR PLAN

NOT BE OBTAINED THROUGH EDUCATION OF AND INTERVIEW OF PERSONNEL OF THIS PROJECT FOR PROTECTION OF PERSONAL INFORMATION. IN THE EVENT ANY SUBJECT, INCLUDING BUT NOT LIMITED TO, STUDENTS, FACULTY, OR RESEARCHER, IS CONTACTED BY A PERSON CLAIMING TO BE A MEMBER OF THE FBI, THE FBI SHOULD BE ADVISED IMMEDIATELY BY TELEPHONE AND BY THE PROJECT AS WELL AS BY THE UNIVERSITY. THE UNIVERSITY WILL PROVIDE ACCESS TO STRUCTURAL ELEMENTS RECEIVED FROM THE PROJECT TO THE FBI FOR ANALYSIS AND IDENTIFICATION OF THE SUBJECT.



EXISTING FLOOR PLAN

015-2016-0082



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

A growing but expanding market

DLW5000

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Lillie Scott Residence

2100 E. 14th Street
Austin, TX 78702

GENERAL NOTES

1. THE CONTRACTOR, IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN THESE CONTRACT DOCUMENTS, SHALL PROVIDE ALL MATERIAL, EQUIPMENT, LABOR AND SERVICES NECESSARY FOR THE PROPER CONSTRUCTION OF THE PROJECT AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
2. ALL WORK SHALL BE DONE BY CONTRACTORS QUALIFIED BY THE LOCAL, STATE, FEDERAL AND LOCAL CODES.
3. THE CONTRACTOR SHALL OBTAIN AND FURNISH ALL NECESSARY PERMITS, APPROVALS AND INSURANCE FOR THE PROTECTION OF ALL WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN AND FURNISH ALL NECESSARY PERMITS, APPROVALS AND INSURANCE FOR THE PROTECTION OF ALL WORK.
4. DISCREPANCIES ARE REQUIRED TO BE CORRECTED IMMEDIATELY UPON DISCOVERY BY THE CONTRACTOR. ANY CORRECTIONS SHALL BE MADE AT THE CONTRACTOR'S EXPENSE AND SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
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10. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

PROJECT TEAM

OWNER & GENERAL CONTRACTOR
Lillie Scott Residence
2100 E. 14th Street
Austin, TX 78702
Phone: (512) 476-1234
Email: info@lilliescottresidence.com

ARCHITECT
Lillie Scott Residence
2100 E. 14th Street
Austin, TX 78702
Phone: (512) 476-1234
Email: info@lilliescottresidence.com

STRUCTURAL ENGINEER
Lillie Scott Residence
2100 E. 14th Street
Austin, TX 78702
Phone: (512) 476-1234
Email: info@lilliescottresidence.com

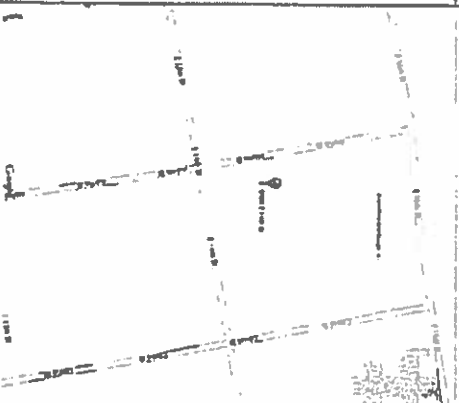
CODE ANALYSIS

INTERNATIONAL RESIDENTIAL CODE, CHAPTER 10, SECTION 10.1.1
2100 INTERNATIONAL RESIDENTIAL CODE, CHAPTER 10, SECTION 10.1.1
2100 INTERNATIONAL RESIDENTIAL CODE, CHAPTER 10, SECTION 10.1.1

INTERNATIONAL RESIDENTIAL CODE, CHAPTER 10, SECTION 10.1.1
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INTERNATIONAL RESIDENTIAL CODE, CHAPTER 10, SECTION 10.1.1
2100 INTERNATIONAL RESIDENTIAL CODE, CHAPTER 10, SECTION 10.1.1
2100 INTERNATIONAL RESIDENTIAL CODE, CHAPTER 10, SECTION 10.1.1

VICINITY MAP



SHEET INDEX

ARCHITECTURAL
A01 - SITE PLAN
A02 - FLOOR PLAN
A03 - SECTION
A04 - DETAIL
A05 - ELEVATION
A06 - EXTERIOR ELEVATION
A07 - INTERIOR ELEVATION
A08 - FURNITURE
A09 - LIGHTING
A10 - LANDSCAPE

STRUCTURAL
S01 - FOUNDATION
S02 - FLOOR SLAB
S03 - ROOF SLAB
S04 - WALL
S05 - COLUMN
S06 - BEAM
S07 - JOIST
S08 - TRUSS
S09 - BRACE
S10 - CONNECTION

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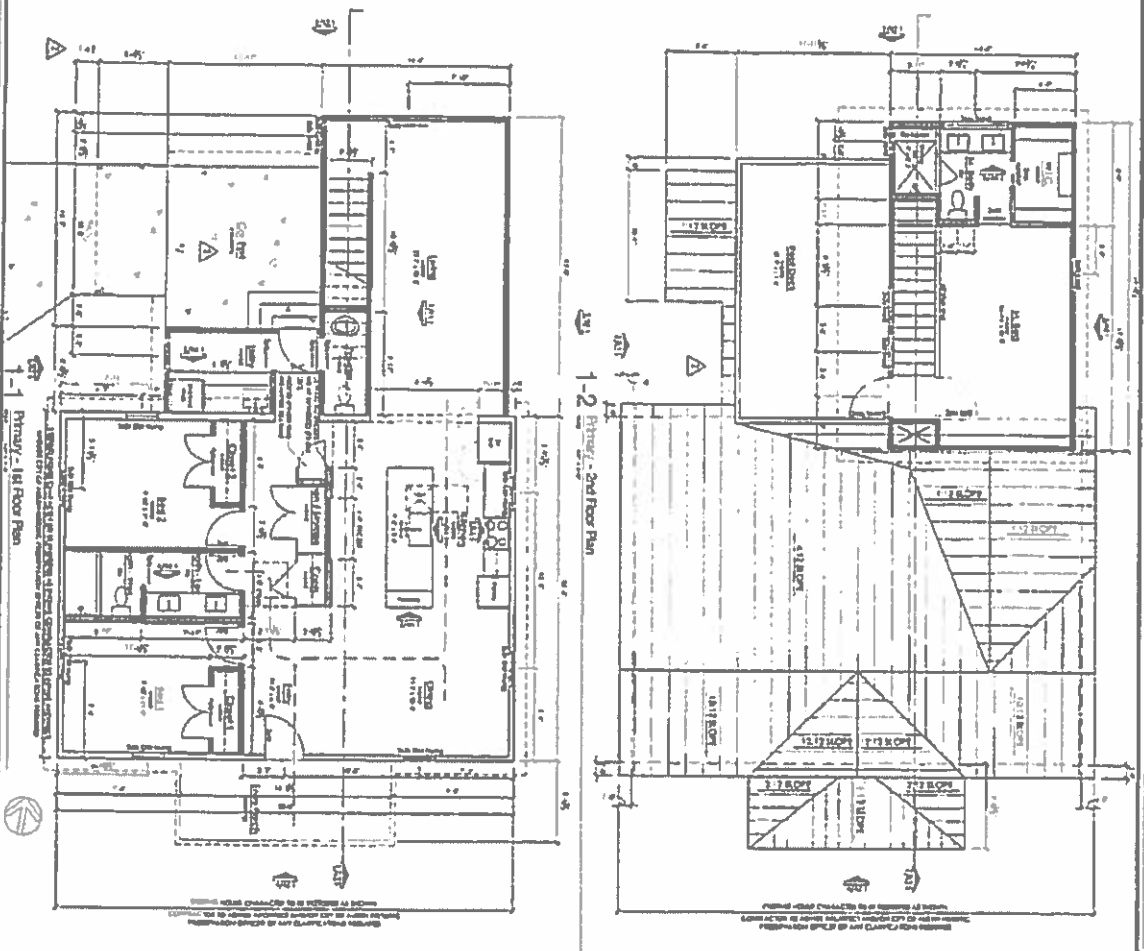


Lillie Scott Residence
2100 E. 14th Street
Austin, TX 78702

NO.	DATE	DESCRIPTION
1	11/23/14	PROJECT NOTES
2	11/23/14	GENERAL NOTES

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NOTE: ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



GENERAL PLAN NOTES

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WALL LEGEND

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- 2. 1/2" CMU BLOCK
- 3. 1/2" CMU BLOCK
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- 5. 1/2" CMU BLOCK
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GENERAL VENTILATION NOTES

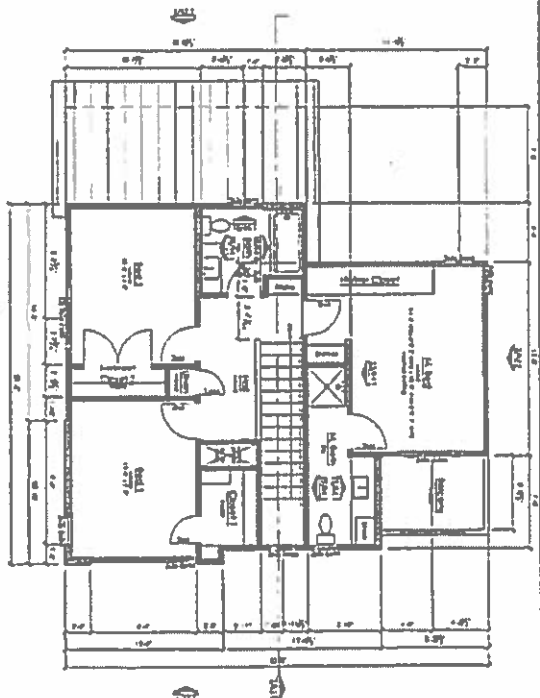
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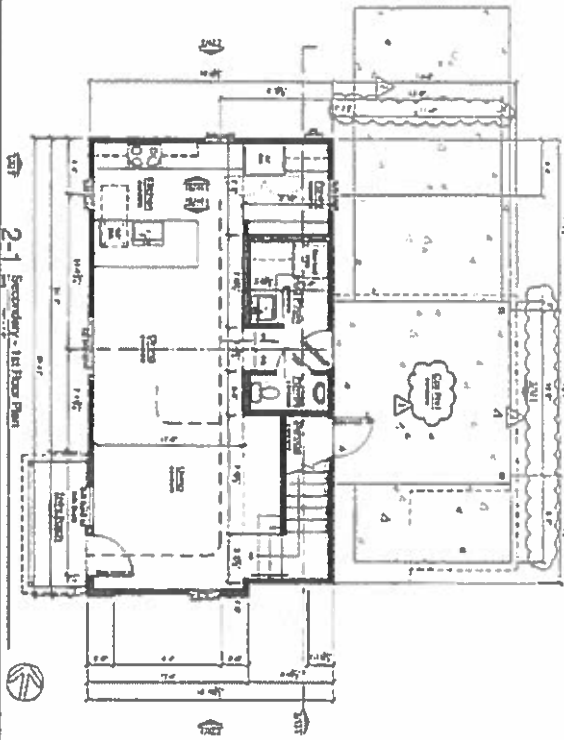
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Austin, TX 78702

NO.	DATE	DESCRIPTION
1	12/31/14	PRELIMINARY RES.
2	12/31/14	12/31/14
3	12/31/14	12/31/14
4	12/31/14	12/31/14
5	12/31/14	12/31/14
6	12/31/14	12/31/14
7	12/31/14	12/31/14
8	12/31/14	12/31/14
9	12/31/14	12/31/14
10	12/31/14	12/31/14

44/55



2-2 Secondary - 1st Floor Plan



2-1 Secondary - 1st Floor Plan

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
2. ALL MATERIALS SHALL BE OF THE BEST QUALITY AND SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION.
3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
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10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.

WALL LEGEND

- 1. 1/2" Gypsum Board
- 2. 5/8" Gypsum Board
- 3. 1/2" Gypsum Board
- 4. 5/8" Gypsum Board
- 5. 1/2" Gypsum Board
- 6. 5/8" Gypsum Board
- 7. 1/2" Gypsum Board
- 8. 5/8" Gypsum Board
- 9. 1/2" Gypsum Board
- 10. 5/8" Gypsum Board

GENERAL VARIATION NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
2. ALL MATERIALS SHALL BE OF THE BEST QUALITY AND SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION.
3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
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Lillie Scott Residence
2100 E. 14th Street
Austin, TX 78702

REVISION	DATE	BY	DESCRIPTION
1	11/23/14	AL2	Initial Design
2	11/23/14	AL2	Final Design
3	11/23/14	AL2	Final Design
4	11/23/14	AL2	Final Design
5	11/23/14	AL2	Final Design
6	11/23/14	AL2	Final Design
7	11/23/14	AL2	Final Design
8	11/23/14	AL2	Final Design
9	11/23/14	AL2	Final Design
10	11/23/14	AL2	Final Design























































Architectural floor plan of the second floor of the 'Maison de la Femme' in Paris. The plan shows a central staircase, several rooms with circular windows, and a large hall. Dimensions are provided for various sections.

[illegible]

1-1 Primary - 1st Floor PCP & Power Plant

1-1 Primary - 1st Floor PCP & Power Plant

[illegible]

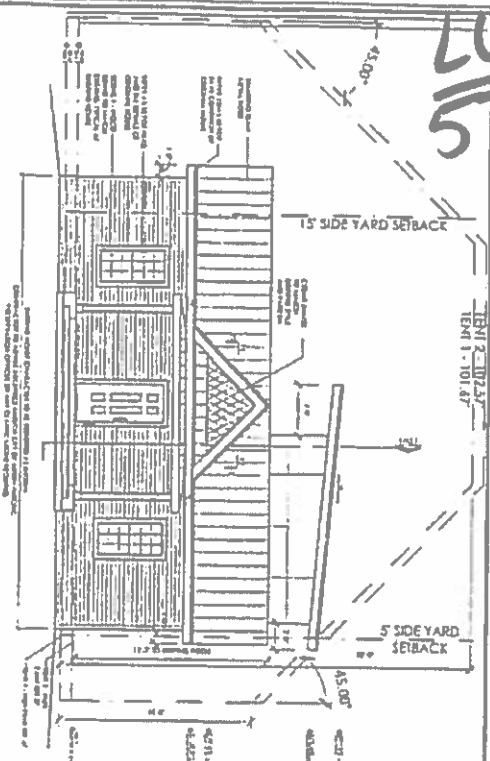
1.  **What is the purpose of the meeting?**
 2.  **What is the agenda for the meeting?**
 3.  **What is the expected outcome of the meeting?**
 4.  **What is the role of each participant?**
 5.  **What is the timeline for the meeting?**
 6.  **What is the location of the meeting?**
 7.  **What is the expected duration of the meeting?**
 8.  **What is the expected cost of the meeting?**
 9.  **What is the expected risk of the meeting?**
 10.  **What is the expected benefit of the meeting?**
 11.  **What is the expected impact of the meeting?**
 12.  **What is the expected return on investment of the meeting?**
 13.  **What is the expected ROI of the meeting?**
 14.  **What is the expected NPV of the meeting?**
 15.  **What is the expected IRR of the meeting?**
 16.  **What is the expected payback period of the meeting?**
 17.  **What is the expected breakeven point of the meeting?**
 18.  **What is the expected break-even volume of the meeting?**
 19.  **What is the expected break-even price of the meeting?**
 20.  **What is the expected break-even profit of the meeting?**
 21.  **What is the expected break-even loss of the meeting?**
 22.  **What is the expected break-even revenue of the meeting?**
 23.  **What is the expected break-even cost of the meeting?**
 24.  **What is the expected break-even expense of the meeting?**
 25.  **What is the expected break-even income of the meeting?**
 26.  **What is the expected break-even profit margin of the meeting?**
 27.  **What is the expected break-even loss margin of the meeting?**
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 32.  **What is the expected break-even profit margin of the meeting?**
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 36.  **What is the expected break-even expense margin of the meeting?**
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 38.  **What is the expected break-even profit margin of the meeting?**
 39.  **What is the expected break-even loss margin of the meeting?**
 40.  **What is the expected break-even revenue margin of the meeting?**
 41.  **What is the expected break-even cost margin of the meeting?**
 42.  **What is the expected break-even expense margin of the meeting?**
 43.  **What is the expected break-even income margin of the meeting?**
 44.  **What is the expected break-even profit margin of the meeting?**
 45.  **What is the expected break-even loss margin of the meeting?**
 46.  **What is the expected break-even revenue margin of the meeting?**
 47.  **What is the expected break-even cost margin of the meeting?**
 48.  **What is the expected break-even expense margin of the meeting?**
 49.  **What is the expected break-even income margin of the meeting?**
 50.  **What is the expected break-even profit margin of the meeting?**
 51.  **What is the expected break-even loss margin of the meeting?**
 52.  **What is the expected break-even revenue margin of the meeting?**
 53.  **What is the expected break-even cost margin of the meeting?**
 54.  **What is the expected break-even expense margin of the meeting?**
 55. **What is the expected break-even income margin of the meeting?**
 56. **What is the expected break-even profit margin of the meeting?**
 57. **What is the expected break-even loss margin of the meeting?**
 58. **What is the expected break-even revenue margin of the meeting?**
 59. **What is the expected break-even cost margin of the meeting?**
 60. **What is the expected break-even expense margin of the meeting?**
 61. **What is the expected break-even income margin of the meeting?**
 62. **What is the expected break-even profit margin of the meeting?**
 63. **What is the expected break-even loss margin of the meeting?**
 64. **What is the expected break-even revenue margin of the meeting?**
 65. **What is the expected break-even cost margin of the meeting?**
 66. **What is the expected break-even expense margin of the meeting?**
 67. **What is the expected break-even income margin of the meeting?**
 68. **What is the expected break-even profit margin of the meeting?**
 69. **What is the expected break-even loss margin of the meeting?**
 70. **What is the expected break-even revenue margin of the meeting?**

[illegible]

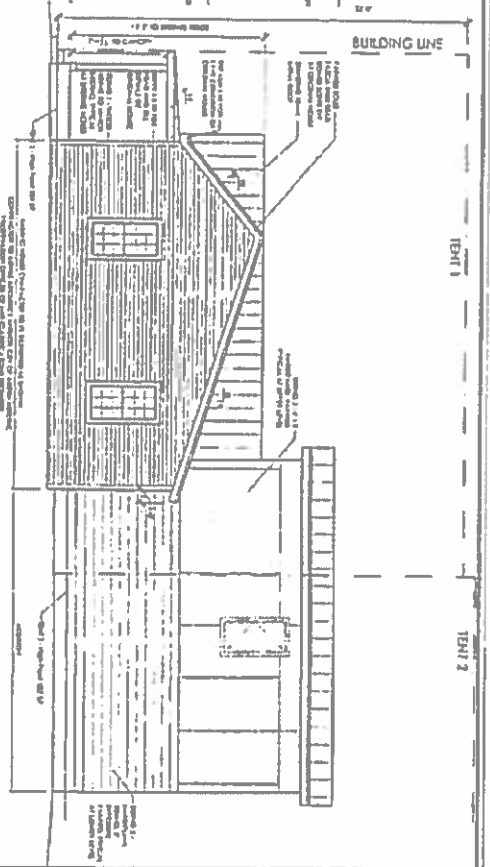
Large-scale construction
 reflecting CIO
 & POWER PLANS
 14-043
 DATE
 11-25-14
 b6,7 of 10
 A1.3



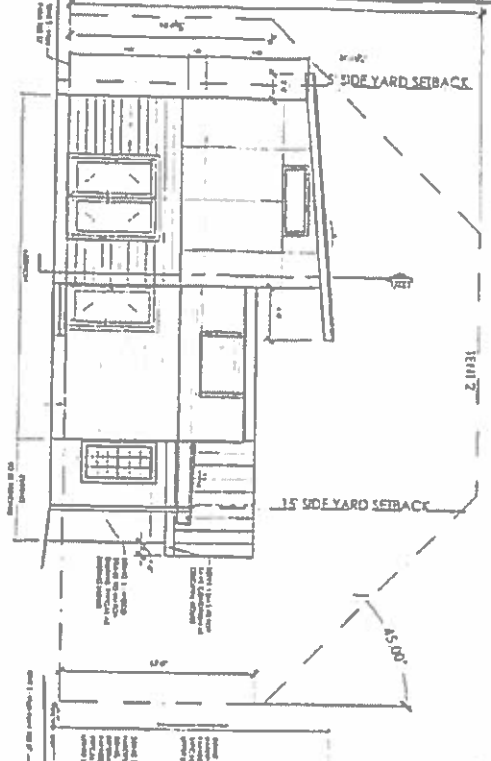
276



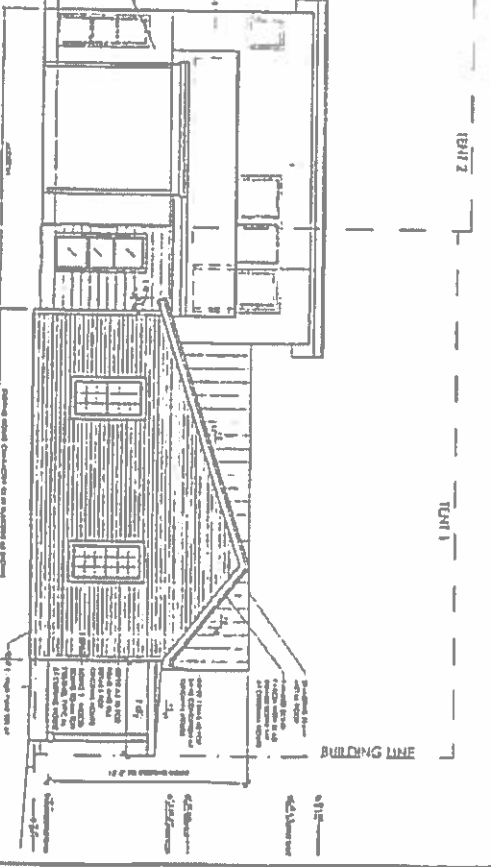
4 South Elevation (14th Street)
SCALE: 1/4" = 1'-0"



3 East Elevation
SCALE: 1/4" = 1'-0"



2 North Elevation
SCALE: 1/4" = 1'-0"



1 West Elevation (Alamo Street)
SCALE: 1/4" = 1'-0"

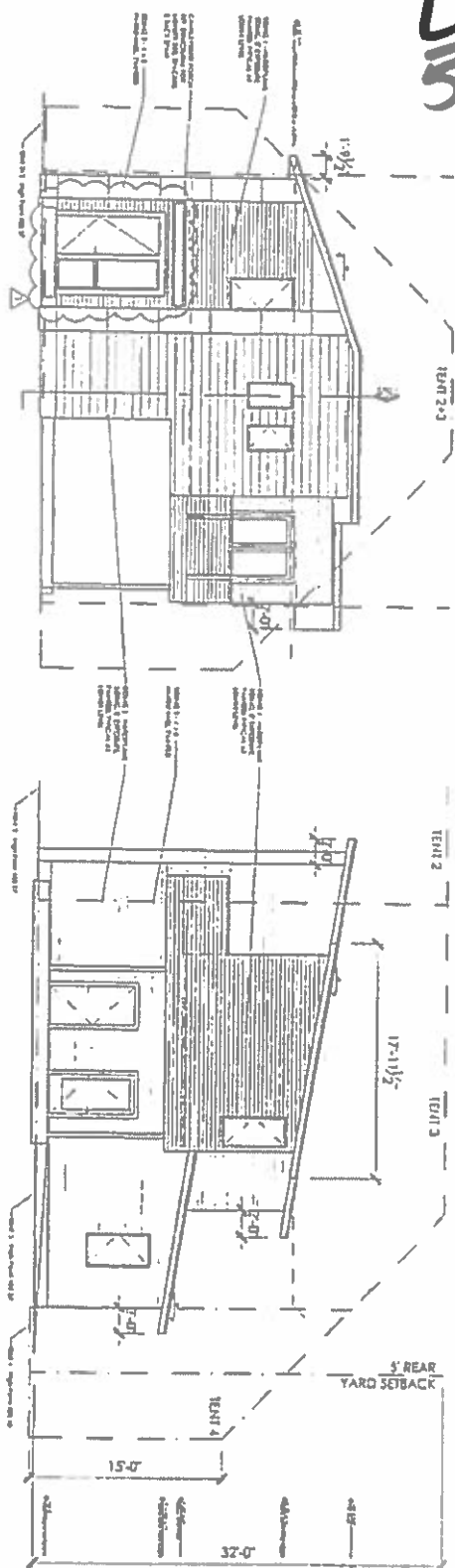
Lilie Scott Residence
2100 E. 14th Street
Austin, TX 78702



NO.	REVISION	DATE
1	ISSUED FOR PERMIT	11/25/14
2	ISSUED FOR PERMIT	11/25/14
3	ISSUED FOR PERMIT	11/25/14
4	ISSUED FOR PERMIT	11/25/14
5	ISSUED FOR PERMIT	11/25/14
6	ISSUED FOR PERMIT	11/25/14
7	ISSUED FOR PERMIT	11/25/14
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9	ISSUED FOR PERMIT	11/25/14
10	ISSUED FOR PERMIT	11/25/14

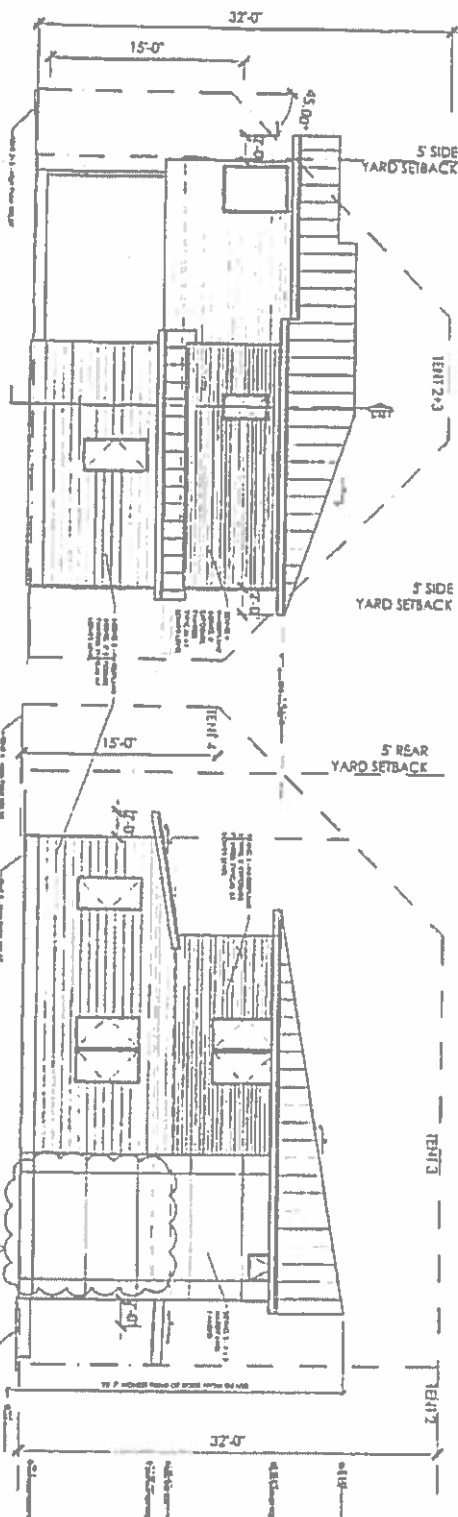
42.1

3/15



4 South Elevation
SCALE: 1/4" = 1'-0"

3 East Elevation
SCALE: 1/4" = 1'-0"



2 North Elevation
SCALE: 1/4" = 1'-0"

1 West Elevation
SCALE: 1/4" = 1'-0"

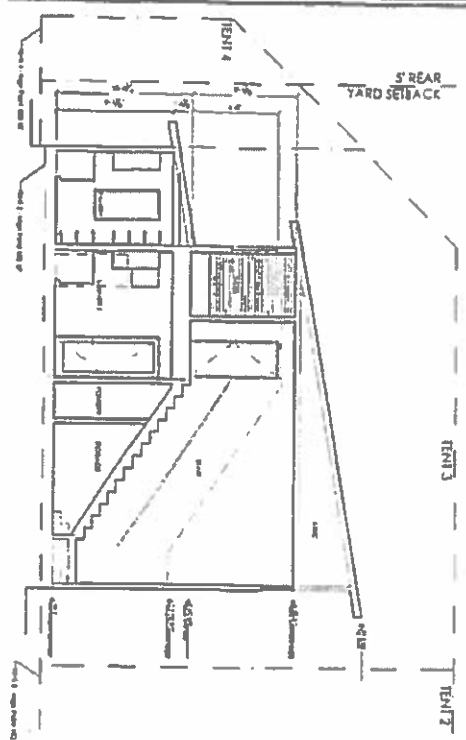
Lillie Scott Residence
2100 E. 14th Street
Austin, TX 78702



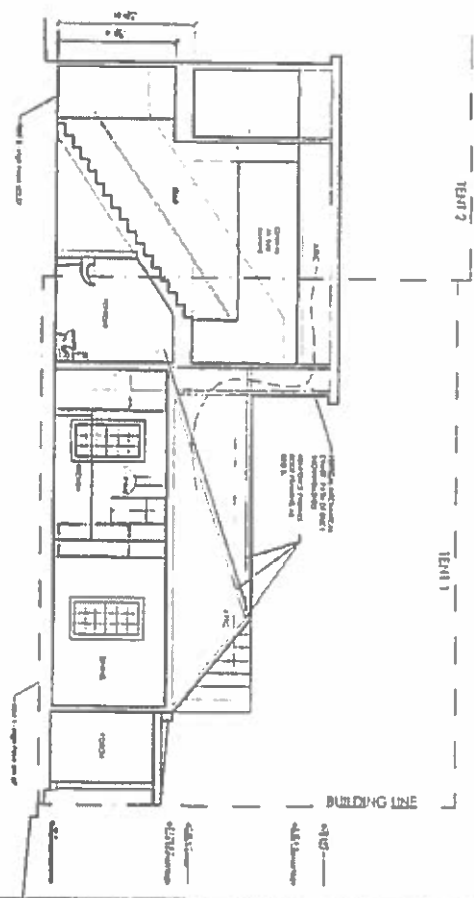
REVISIONS
DATE
BY
REASON
11/25/14
A22 (TEMP)

44
59

2 Secondary - Section through Stair



1 Primary - Section through Stair



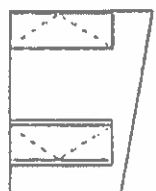
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A3.1

REVISIONS	DATE	BY	DESCRIPTION
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2			
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5			
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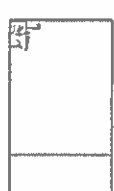
Lillie Scott Residence
2100 E. 14th Street
Austin, TX 78702



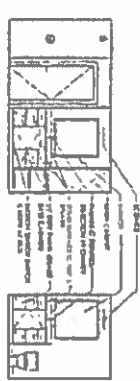
3129



23 M. Bed - West



22 M. Bed - West



21 M. Bed - East



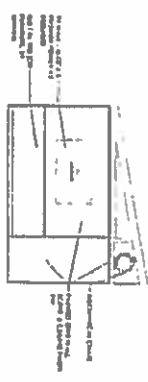
19 Bed - South

18 Bed - West

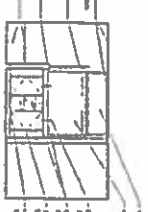


16 Kitchen - South

15 Kitchen - North



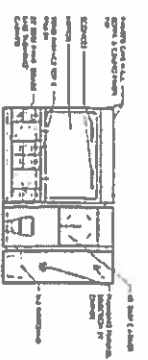
7 M. Bed - South



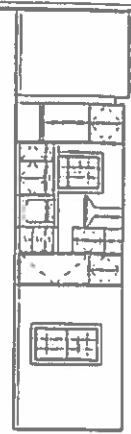
6 M. Bed - North



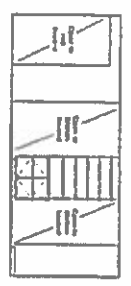
5 Laundry - South



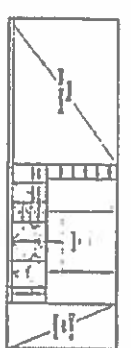
4 Bed - North



3 Kitchen/Dining - East



2 Kitchen - South



1 Dining/Kitchen/Living - West



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

Room	Area	Volume
Bedroom		
Bath		
Kitchen		
Dining		
Living		
Laundry		
Garage		
Other		
Total		

Drawn by: J. L. Smith
Checked by: J. L. Smith
Date: 11/25/14
Project: Lillie Scott Residence
Sheet: A4.1

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

The floor plan depicts a large building with a central courtyard. Key areas include:

- Top Section:** A large rectangular area labeled "Gymnasium" with a grid pattern, surrounded by a dashed line. To its right is a smaller room labeled "Auditorium".
- Left Section:** A long corridor or hallway labeled "Library" running vertically.
- Bottom Section:** A large rectangular area labeled "Gymnasium" with a grid pattern, surrounded by a dashed line. To its right is a smaller room labeled "Auditorium".
- Central Courtyard:** A large open area in the center, labeled "Courtyard" with a grid pattern.
- Dimensions:** Various dimensions are noted throughout the plan, such as "10'-0\"", "15'-0\"", "20'-0\"", "30'-0\"", "40'-0\"", "50'-0\"", "60'-0\"", "70'-0\"", "80'-0\"", "90'-0\"", "100'-0\"", "110'-0\"", "120'-0\"", "130'-0\"", "140'-0\"", "150'-0\"", "160'-0\"", "170'-0\"", "180'-0\"", "190'-0\"", "200'-0\"", "210'-0\"", "220'-0\"", "230'-0\"", "240'-0\"", "250'-0\"", "260'-0\"", "270'-0\"", "280'-0\"", "290'-0\"", "300'-0\"", "310'-0\"", "320'-0\"", "330'-0\"", "340'-0\"", "350'-0\"", "360'-0\"", "370'-0\"", "380'-0\"", "390'-0\"", "400'-0\"", "410'-0\"", "420'-0\"", "430'-0\"", "440'-0\"", "450'-0\"", "460'-0\"", "470'-0\"", "480'-0\"", "490'-0\"", "500'-0\"", "510'-0\"", "520'-0\"", "530'-0\"", "540'-0\"", "550'-0\"", "560'-0\"", "570'-0\"", "580'-0\"", "590'-0\"", "600'-0\"", "610'-0\"", "620'-0\"", "630'-0\"", "640'-0\"", "650'-0\"", "660'-0\"", "670'-0\"", "680'-0\"", "690'-0\"", "700'-0\"", "710'-0\"", "720'-0\"", "730'-0\"", "740'-0\"", "750'-0\"", "760'-0\"", "770'-0\"", 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[illegible]

1. A study has indicated that a new genetic trait, called "dwarfism," is spreading rapidly among the cattle of the American West.
2. The trait is caused by a recessive gene that is passed from parent to offspring.
3. The trait is called "dwarfism" because the affected cattle are much smaller than normal.
4. The trait is called "dwarfism" because the affected cattle are much smaller than normal.
5. The trait is called "dwarfism" because the affected cattle are much smaller than normal.
6. The trait is called "dwarfism" because the affected cattle are much smaller than normal.
7. The trait is called "dwarfism" because the affected cattle are much smaller than normal.
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18. The trait is called "dwarfism" because the affected cattle are much smaller than normal.
19. The trait is called "dwarfism" because the affected cattle are much smaller than normal.
20. The trait is called "dwarfism" because the affected cattle are much smaller than normal.

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LILLIE / SCOTT RESIDENCE
Addition & Renovation
 Structural Construction Documents

2100 East 14th Street
Austin, Texas



Martin Walker
Structural Engineering
2625 Marston Cove
Cedar Park, TX 78613
512.348.4388
martin@walker-walker.com
AUSTIN + DENVER

This architectural drawing is a detailed floor plan of a rectangular building. The plan includes several rooms of varying sizes, each labeled with dimensions such as "10' x 12'", "8' x 10'", and "6' x 8'". A central corridor provides access to these rooms. Structural elements like walls, doors, and windows are clearly indicated. There are numerous handwritten annotations throughout the plan, including notes like "see page 7", "see page 8", and "see page 9". Specific areas are highlighted with hatching patterns, possibly representing different materials or construction types. The overall layout suggests a functional design for a small-scale commercial or institutional building.

[illegible][illegible][illegible]

U.S. citizens are not
subjected and subjected
to such a search as I, as the
only living, a question of a
state citizen, which means
citizenship in the Republic
and it is not, with the
Chief Executive, which are

[illegible]

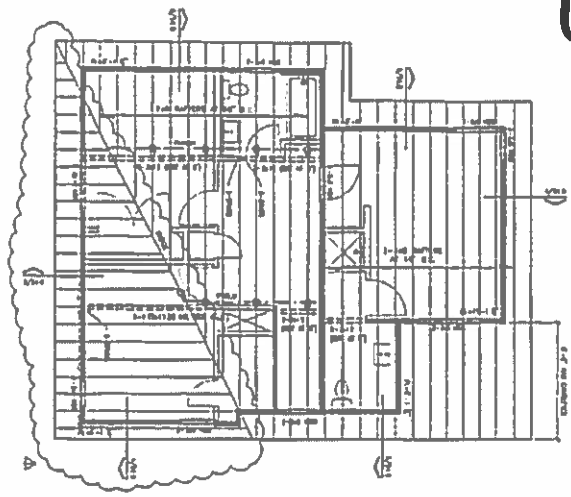
LILLIE / SCOTT RESIDENCE
Addition & Renovation
 Structural Construction Documents

2100 East 14th Street
 Austin, Texas

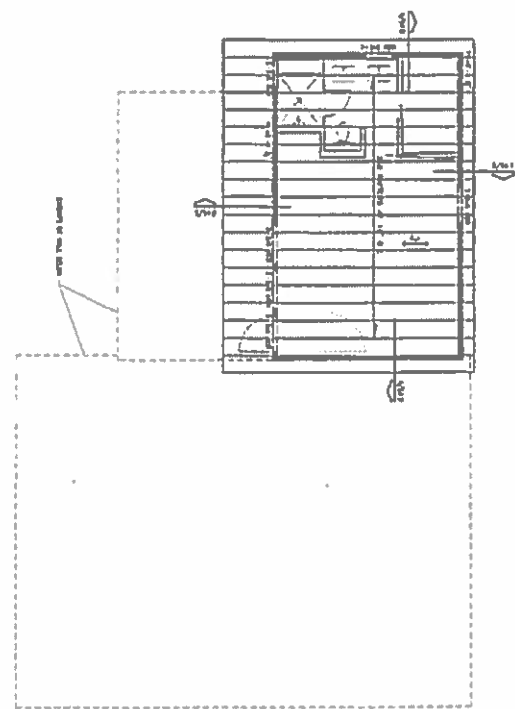
Martin
Walsh
PC
 Structural Engineering

2805 Mancini Court
 Austin, Texas 78745-1313
 512.366-4355
martinwalsh.com
AUSTIN • DALLAS

6/5/16



SECONDARY HOUSE HIGH
ROOF FRAMING PLAN



PRIMARY HOUSE HIGH
ROOF FRAMING PLAN



Notes: (See also S2.1)
1. All framing members shall be designed for dead, live, wind, and seismic loads in accordance with the applicable code provisions.
2. All framing members shall be designed for the full range of loading conditions, including but not limited to, dead, live, wind, and seismic loads.
3. All framing members shall be designed for the full range of loading conditions, including but not limited to, dead, live, wind, and seismic loads.
4. All framing members shall be designed for the full range of loading conditions, including but not limited to, dead, live, wind, and seismic loads.
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19. All framing members shall be designed for the full range of loading conditions, including but not limited to, dead, live, wind, and seismic loads.
20. All framing members shall be designed for the full range of loading conditions, including but not limited to, dead, live, wind, and seismic loads.

Member	Type	Size	Span	Support
1	Beam	12" x 16"	12' 0"	Support
2	Beam	12" x 16"	12' 0"	Support
3	Beam	12" x 16"	12' 0"	Support
4	Beam	12" x 16"	12' 0"	Support
5	Beam	12" x 16"	12' 0"	Support
6	Beam	12" x 16"	12' 0"	Support
7	Beam	12" x 16"	12' 0"	Support
8	Beam	12" x 16"	12' 0"	Support
9	Beam	12" x 16"	12' 0"	Support
10	Beam	12" x 16"	12' 0"	Support
11	Beam	12" x 16"	12' 0"	Support
12	Beam	12" x 16"	12' 0"	Support
13	Beam	12" x 16"	12' 0"	Support
14	Beam	12" x 16"	12' 0"	Support
15	Beam	12" x 16"	12' 0"	Support
16	Beam	12" x 16"	12' 0"	Support
17	Beam	12" x 16"	12' 0"	Support
18	Beam	12" x 16"	12' 0"	Support
19	Beam	12" x 16"	12' 0"	Support
20	Beam	12" x 16"	12' 0"	Support



Sheet No.	S2.2
Project Name	ROOF FRAMING PLAN
Client	LILLIE / SCOTT RESIDENCE
Location	2100 East 14th Street, Austin, Texas
Architect	Architect's Name
Engineer	Engineer's Name
Date	April 1, 2015
Scale	As Shown
Notes	Notes
Revisions	Revisions
Drawn By	Drawn By
Checked By	Checked By
Approved By	Approved By

LILLIE / SCOTT RESIDENCE
Addition & Renovation
Structural Construction Documents

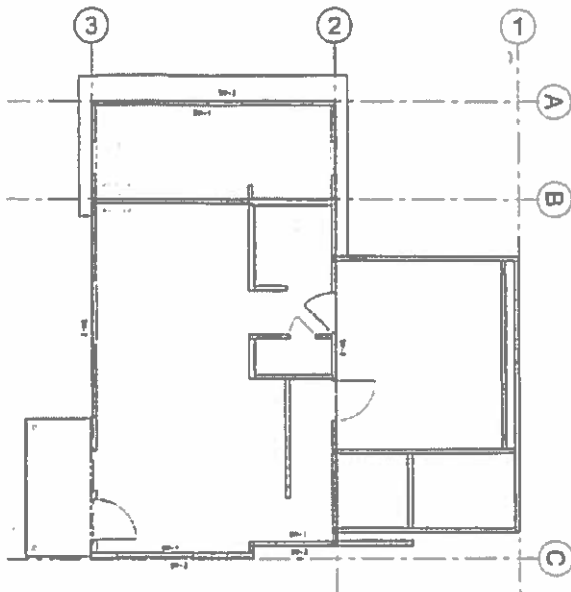
2100 East 14th Street
Austin, Texas

Martin Walker
Structural Engineering

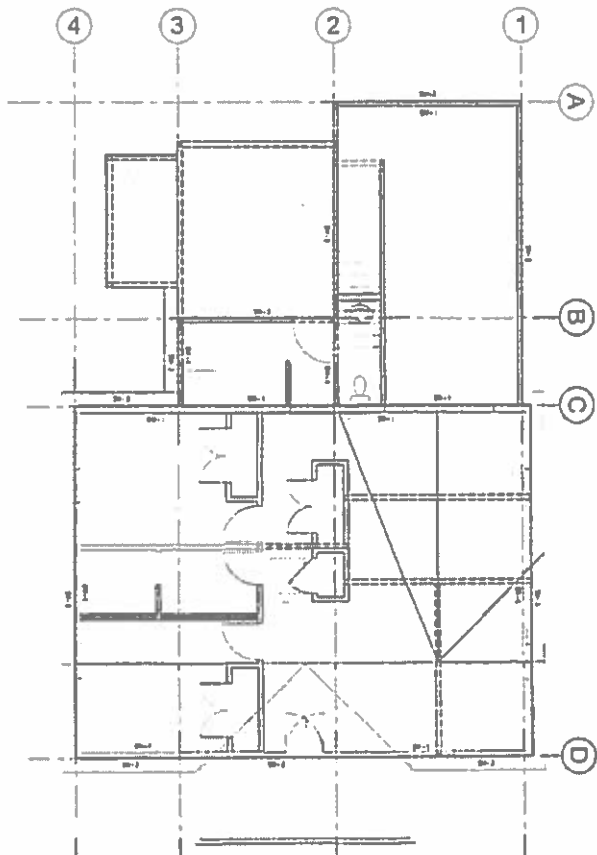
2008 Westmont Court
Cedar Park, TX 78613
512.346.4088
martin@walker-engineering.com

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176
66



SECONDARY HOUSE ROOF AND
FLOOR LATERAL BRACING PLAN



MAIN HOUSE PARTIAL FLOOR
LATERAL BRACING PLAN



BRACE WALL SCHEDULE			
BR	BRACE WALL	BRACE WALL	BRACE WALL
BR-1	10' x 12' x 12' Concrete	10' x 12' x 12' Concrete	10' x 12' x 12' Concrete
BR-2	10' x 12' x 12' Concrete	10' x 12' x 12' Concrete	10' x 12' x 12' Concrete
BR-3	10' x 12' x 12' Concrete	10' x 12' x 12' Concrete	10' x 12' x 12' Concrete
BR-4	10' x 12' x 12' Concrete	10' x 12' x 12' Concrete	10' x 12' x 12' Concrete
BR-5	10' x 12' x 12' Concrete	10' x 12' x 12' Concrete	10' x 12' x 12' Concrete
BR-6	10' x 12' x 12' Concrete	10' x 12' x 12' Concrete	10' x 12' x 12' Concrete
BR-7	10' x 12' x 12' Concrete	10' x 12' x 12' Concrete	10' x 12' x 12' Concrete
BR-8	10' x 12' x 12' Concrete	10' x 12' x 12' Concrete	10' x 12' x 12' Concrete
BR-9	10' x 12' x 12' Concrete	10' x 12' x 12' Concrete	10' x 12' x 12' Concrete
BR-10	10' x 12' x 12' Concrete	10' x 12' x 12' Concrete	10' x 12' x 12' Concrete



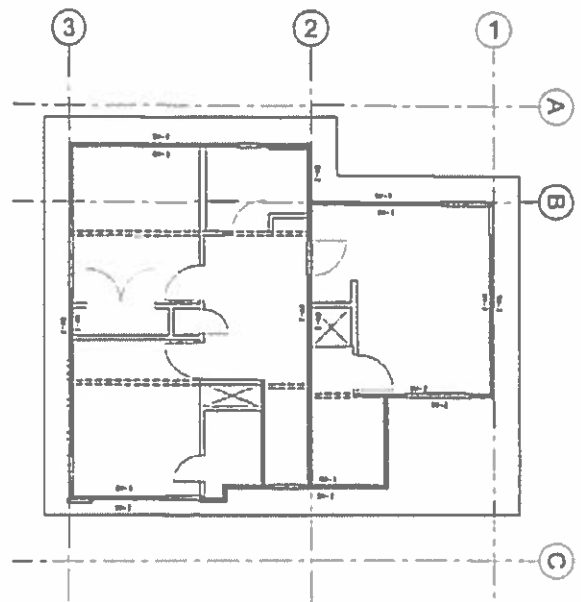
S2.3

LILLIE / SCOTT RESIDENCE
 Addition & Renovation
 Structural Construction Documents
 2100 East 14th Street
 Austin, Texas

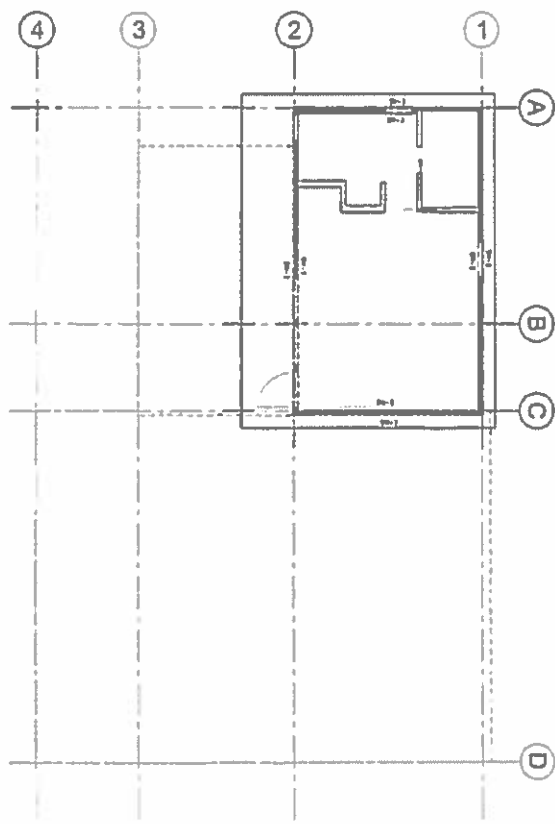
Martin Wallis
 Structural Engineering
 2005 Monte Carlo
 Cedar Park, TX 78613
 512.268.4028
 martinwallis.com
 AUSTIN • DENVER

Date: April 8, 2013
 Drawn by: [blank]
 Checked by: [blank]
 Approved by: [blank]

26
67



SECONDARY HOUSE
LATERAL BRACING PLAN
Scale: 1/8" = 1'-0"



PRIMARY HOUSE LATERAL
BRACING PLAN
Scale: 1/8" = 1'-0"

BRACE WALL SCHEDULE				
BR	WALL	SECTION	DESCRIPTION OF BRACING	REMARKS
BR-1	201	1/2" x 12"	1/2" x 12" x 12'0" (see wall)	1/2" x 12" x 12'0" (see wall)
BR-2	201	1/2" x 12"	1/2" x 12" x 12'0" (see wall)	1/2" x 12" x 12'0" (see wall)
BR-3	201	1/2" x 12"	1/2" x 12" x 12'0" (see wall)	1/2" x 12" x 12'0" (see wall)
BR-4	201	1/2" x 12"	1/2" x 12" x 12'0" (see wall)	1/2" x 12" x 12'0" (see wall)
BR-5	201	1/2" x 12"	1/2" x 12" x 12'0" (see wall)	1/2" x 12" x 12'0" (see wall)
BR-6	201	1/2" x 12"	1/2" x 12" x 12'0" (see wall)	1/2" x 12" x 12'0" (see wall)
BR-7	201	1/2" x 12"	1/2" x 12" x 12'0" (see wall)	1/2" x 12" x 12'0" (see wall)
BR-8	201	1/2" x 12"	1/2" x 12" x 12'0" (see wall)	1/2" x 12" x 12'0" (see wall)
BR-9	201	1/2" x 12"	1/2" x 12" x 12'0" (see wall)	1/2" x 12" x 12'0" (see wall)
BR-10	201	1/2" x 12"	1/2" x 12" x 12'0" (see wall)	1/2" x 12" x 12'0" (see wall)



By: Martin Wolfert, P.E.
Date: April 15, 2013
Title: Structural Engineer
Project: Lillie / Scott Residence
Drawing: S2.4

Project Name	LILLIE / SCOTT RESIDENCE
Project Address	2100 East 14th Street, Austin, Texas
Client Name	Lillie / Scott
Client Address	
Architect Name	
Architect Address	
Engineer Name	Martin Wolfert, P.E.
Engineer Address	
Engineer License No.	12345
Project No.	S2.4

LILLIE / SCOTT RESIDENCE Addition & Renovation Structural Construction Documents

2100 East 14th Street
Austin, Texas

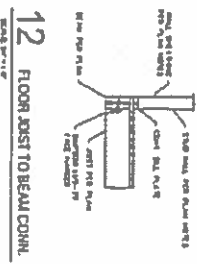
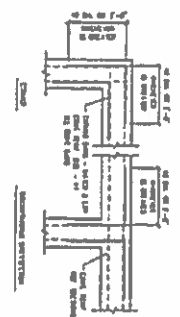
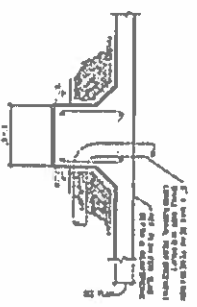
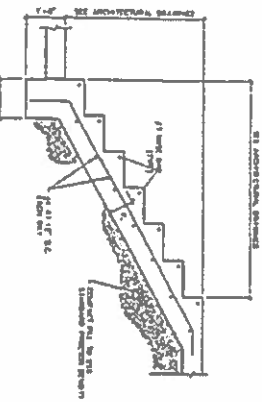
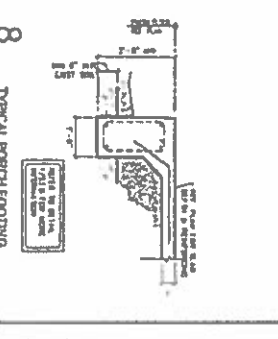
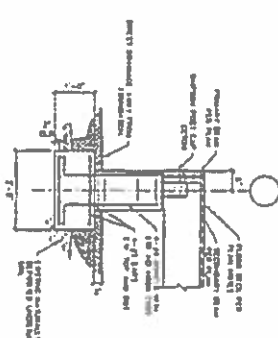
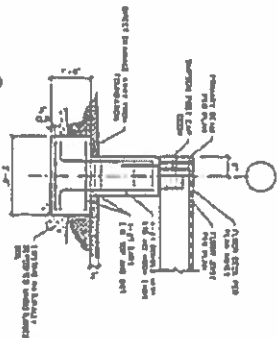
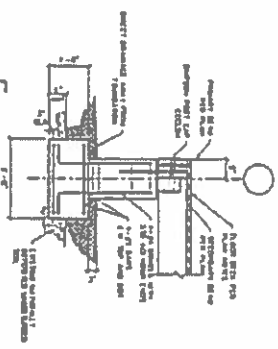
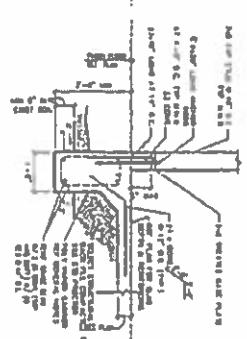
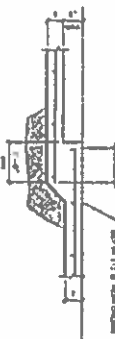
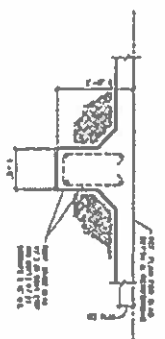
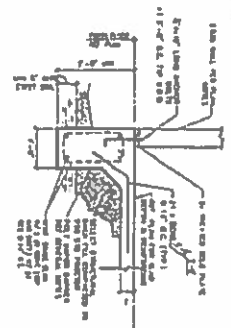


Structural Engineering

3801 Marconi Circle
Cedar Park, TX 78613
512.266.4000
martin@martin-wolfert.com

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8/29



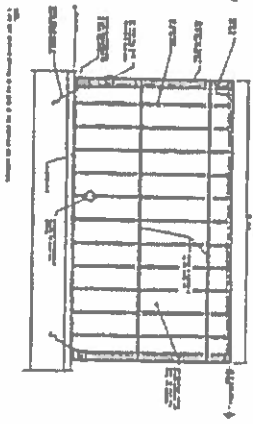
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Project Address	2100 East 14th Street, Austin, Texas
Project Date	12/2018
Project Description	Foundation Details
Project Status	Completed
Project Owner	Scott Walker
Project Manager	Martin Walker
Project Engineer	Martin Walker
Project Designer	Martin Walker
Project Checker	Martin Walker
Project Approver	Martin Walker
Project Signer	Martin Walker
Project Seal	Martin Walker
Project Stamp	Martin Walker
Project Title	FOUNDATION DETAILS
Project Sheet	S.3.0

LILLIE / SCOTT RESIDENCE
Addition & Renovation
Structural Construction Documents

2100 East 14th Street
Austin, Texas

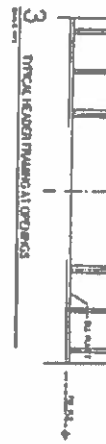
Martin Walker
Structural Engineering
2005 Monroe Ave
Austin, TX 78703
512.345.6789
martinwalker@austin.com
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5/19



SHEAR WALL SCHEDULE

ITEM	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	1/2" x 8" x 16'	1	EA	1.00	1.00
2	1/2" x 8" x 16'	1	EA	1.00	1.00
3	1/2" x 8" x 16'	1	EA	1.00	1.00
4	1/2" x 8" x 16'	1	EA	1.00	1.00
5	1/2" x 8" x 16'	1	EA	1.00	1.00
6	1/2" x 8" x 16'	1	EA	1.00	1.00
7	1/2" x 8" x 16'	1	EA	1.00	1.00
8	1/2" x 8" x 16'	1	EA	1.00	1.00
9	1/2" x 8" x 16'	1	EA	1.00	1.00
10	1/2" x 8" x 16'	1	EA	1.00	1.00
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23	1/2" x 8" x 16'	1	EA	1.00	1.00
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98	1/2" x 8" x 16'	1	EA	1.00	1.00
99	1/2" x 8" x 16'	1	EA	1.00	1.00
100	1/2" x 8" x 16'	1	EA	1.00	1.00



LILLIE / SCOTT RESIDENCE
Addition & Renovation
Structural Construction Documents

2100 East 14th Street
Austin, Texas

Martin Walker
Structural Engineering

2001 Marconi Cove
Cedar Park, TX 78613
371.266.4200
martinwalker@att.net

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FRAMING DETAILS

Scale: S4.0

Project Name: Lillie / Scott Residence

Project Number: 15-0113

Designed By: [Signature]

Drawn By: [Signature]

Checked By: [Signature]

Approved By: [Signature]

Date: 11/11/14

C15-2016-0082

Heldenfels, Leane

From: Cavan Merski <[REDACTED]>
Sent: Monday, July 11, 2016 11:20 AM
To: Heldenfels, Leane
Subject: 2100 E. 14th St. Variance
[REDACTED]

LL
70

Hey Leane -

The NPCT had an email conversation and a vote over the weekend. The team voted to ask for postponement of this case to the 8/8 BOA hearing to discuss with Newcastle more and if the case is heard tonight the team has voted to oppose the granting of the variance.

I will draft a letter with this information now and send it before noon for inclusion in the case packet.

Thanks,
Cavan
Chestnut NPCT Chairman
814-397-9649

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July 11, 2016

Board of Adjustment –

The Chestnut Neighborhood and Plan and Contact Team has discussed the latest variance request at 2100 E. 14th St. and the team has voted to ask for a postponement of this case to the 8/8 BOA meeting. If the postponement is not granted the Chestnut NPCT has voted to oppose the granting of this variance. Over forty households in the neighborhood established the majority opinion in this vote with one vote given to each household.

The Chestnut NPCT asks for a postponement to discuss this case further with the builder at a regularly scheduled NPCT meeting before the 8/8 BOA hearing. The team does not think there has been adequate communication or explanation of the transgressions at the building site to support this variance at this time.

The Chestnut NPCT was a major participant in the negotiations that established the original agreement for the preservation of the home on this property. The CNPCT also supported the original variance granted for this property in September 2014. An excerpt from our original letter of support reads:

*"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 teardrop 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."*

Both street facades are gone and to our knowledge no details or materials have been saved for new construction. The Chestnut NPCT received no communication or forewarning before the two street facades were taken down due to safety concerns,

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despite this being an explicitly stated condition of our support (and via historic zoning a binding condition of the building permit).

For these reasons we ask you to postpone this case for more discussion between the builder and the CNPCT. If the case is not postponed, we ask that you deny this variance request.

Thank You,
Cavan Merski
Chestnut NPCT Chairman
814-397-9649

July 17, 2014

L4
73

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.

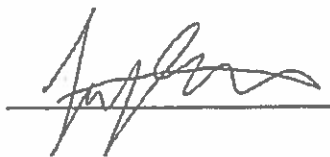
We would like to see the following:

- 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

Heldenfels, Leane

From: Angela [REDACTED]
Sent: Monday, July 11, 2016 12:19 AM
To: Heldenfels, Leane
Subject: Re: Case number C15-2016-0082, 2100 East 14th St.

46
74

Hi Leane,

First, I want to thank you for looking into this whole situation when I emailed you back in May.

Secondly, I want to object to the variance request from Newcastle Homes. I live a couple of houses down from 2100 East 14th. My husband and I actually witnessed the front porch demolished with a skid-steer on March 23 and the remaining walls demolished on March 24. Not that it matters at this point, not one piece of the house is left, but the walls did not collapse as the variance notice indicates. I will also add, the piers were poured to a higher elevation than the original house which makes it obvious their intent was not to keep the original walls and demo the house from day one.

I am very frustrated with this situation and that it has come this far to have us vote on another variance because Newcastle did not hold up their end of this deal. When we began looking at this home a couple of years ago, the CNPCT and neighbors spent many hours working with Alex Zwarun of Newcastle Homes and reached a "win, win, win" for all parties, as he called it. All parties involved seemed content with the agreement. The historic home definitely needed work but there are many examples of quality remodels throughout our neighborhood. The home was still standing for over a hundred years and many of the newer homes in the neighborhood will never last that long or are already falling apart.

Based on the public hearing notice, I do not support the variance. Newcastle has not been forthcoming and honest with everyone involved. There are many documented discrepancies. The original variance request Newcastle received was to increase square footage of a secondary home so they could offset the cost of the historic remodel (see below the BOA the video testimonies). Since the home no longer exists, they should not need the variance to finance the project. We've lost the home and Newcastle loses integrity.

<https://austintx.swagit.com/play/08122014-993>

item M8

<https://austintx.swagit.com/play/08122014-993>

item L11

If we allow Newcastle to manipulate the system, then this creates a path for other developers to follow.

Thank you for your time.

Best Regards,

Angela White-Tagus
2104 East 14th St.
Austin, TX 78702
512-694-0825
[REDACTED]

BOA testimony.

<http://www.austintexas.gov/edims/document.cfm?id=214499>

<http://www.austintexas.gov/edims/document.cfm?id=216323>

44
75

Board of Adjustment testimony

<https://austintx.swagit.com/play/08122014-993> (Item M8)

<https://austintx.swagit.com/play/08122014-993> (Item L11)

The reason I am writing you is, the developer intentionally demolished the entire historic home a few weeks ago. Several neighbors felt that something like this would happen and it did. Alex Zwarun told us, when confronted, that the house fell down on it's own. I live 2 houses from this property and watched the entire demo of the concrete porch one day and the the demo of the two walls left the next day. I work in the construction field and after looking at his permits, I felt he needed to confront what he has done with the city's permit office and change things from a partial demo and remodel to a complete new build. I have emails that state he had planned to demo in the first place. There is nothing more our neighborhood can do since the entire home was destroyed and nothing was salvaged. I contacted the building inspector and she said big developers have found loop holes to get away with things like this. I called code and filed a report but the case was closed. I contacted Susan Barr in the permit office and she put a hold on the permit for any construction because of the variance. Steve Sadowsky with the Historic Landmark Commission is working with Alex Zwarun to come up with a way to remedy the situation.

I am writing you because I just want his name and company to be known for this shady building practice when they come before you and ask for variances in the future. He clearly lied to the BOA, the CANA neighborhood, the COA permit office and the HLC. I am sure this is not the first time it has happened and I don't expect it to be the last. I don't know if the variance can be taken away, seeing that the building with the variance is already framed and sheathed. I just want them to follow the rules like everyone else and stand behind their word. Again, I just want you to be aware of the situation. I know you are very busy but I appreciate your time reading this.

Best Regards,
Angela White-Tragus
awhigus@gmail.com
512-694-0825

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Case Number: C15-2016-0082, 2100 E. 14th St.

Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, July 11th, 2016

KATHY TAYLOR & SUSAN WARRICK

Your Name (please print)

2012 E. 16TH STREET

Your address(es) affected by this application

Kathy Taylor Susan Warrick

Signature

Date

Daytime Telephone: 512-626-7872

Comments:

WE OBJECT TO GRANTING OF THIS
VARIANCE FOR AN ADD TO EXCEED
CITY ALLOWED 1100 SQ. FT.
DEVELOPER DID NOT HOLD UP HIS
END OF COMPROMISE SOLUTION AND
THAT PEOPLE SHOULD RECEIVE NO
BENEFIT -

Comment must be received by noon the day of the hearing to be seen by the Board at this hearing. They may be returned by:

Mail: City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

(Note: mailed comments postmarked after the Wed prior to the hearing will not be received timely)

Fax: (512) 974-6305

Email: leane.heldenfels@austintexas.gov

FILE

To:
Board of Adjustments
Attn: Leane Heldenfels
PO Box 1088
Austin TX 78767-1088

July 11, 2016

LP
77

RE: Case # C15-2016-0082 2100 E. 14th Street (Austin TX 78702)

I strongly object to this variance request, for an increase in the maximum size of a second dwelling unit that would exceed the 1,100 square feet permitted by current code.

In the original variance request for this ADU in August/September of 2014, the developer/builder testified to the BOA that the oversized ADU was necessary in order to offset the costs of *preserving and restoring* the existing – at that point in time – original primary home that was over 100 years old. As of March 24 2016, there is no piece of the original structure remaining. The developer/builder did not sufficiently protect and brace the two facades of the original structure that was left after the near-complete demolition of the home months earlier, where all the interior walls, the roof, the floor and all but two exterior walls were demolished.

Rather than stop all work on the site following the collapse/removal of those two façade walls in March (which they very well knew were the last basis for meeting the conditions of the original variance granted by the BOA and necessary for the city building permits), the builder/developer and their contractors continued to furiously work to pour piers and a slab, construct the subfloor/decking, perform framing and other building activities until the Code Enforcement “realized that the property had not yet been zoned Historic and issued a stop work order that remains in effect at this time since the variance called for Historic Zoning to be in place.” (per the letter from Judith Zwarun, President of Newcastle Homes, that is attached to this new variance request).

That stop work order was issued on April 27th, more than one month after the two last-standing façade walls were removed. Newcastle Homes was very aware that the Historic Zoning was not in place, yet continued to build on the property in blatant disregard of the conditions stated by the BOA in their approval of the variance and the permit requirements.

The original testimony given by Lex Zwarun in the BOA hearings in August and September 2014 (I listened and watched the recorded hearings available online), was that the over-sized secondary dwelling unit was necessary to offset the costs of preserving and restoring the existing primary home. Not one iota of that primary home exists today, and therefore there is no hardship basis for granting the variance again other than the desire for additional space than what code permits. Desire for additional space does not prove a hardship worthy of a variance.

Granting this variance will open the door to other builders/developers to construct ADUs that exceed the 1,100 square foot that is permitted today simply for the desire of additional space. Granting this variance will also give Newcastle Homes and the owner of this property more development opportunity than what is available to neighbors, other home owners and builders.

Respectfully submitted,

Kathy Taylor
2012 E. 16th Street, Austin TX 78702

Heldenfels, Leane

From: Rachael Shannon [REDACTED]
Sent: Sunday, July 10, 2016 10:19 PM
To: Heldenfels, Leane
Subject: Objection to Variance Request C15-2016-0082
Attachments: Variance_Request_Protest_Letter_C15-2016-0028.jpeg;
Variance_Request_form_C15-2016-0028_R_Shannon.jpeg

LL
78

Hello Leane Heldenfels,

Please find attached two documents relating to my objection to a variance request for 2100 E 14th St, Austin TX, 78702.

The hearing is tomorrow, July 11.

Please let me know if you have any questions re: these documents.

Best,
Rachael Shannon

--
Rachael Shannon
Operations Manager // Access Art
www.accessartmd.org

//MFA in Community Arts
//Maryland Institute College of Art
[//www.rachaelshannon.com](http://www.rachaelshannon.com)

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Case Number: C15-2016-0082, 2100 E. 14th St.

Contact: Leanne Heldenfels, 512-974-2202, leanne.heldenfels@austintexas.gov
Public Hearings: Board of Adjustment, July 11th, 2016

Rachael Shannon

Your Name (please print)

2101 E 16th ST, Austin TX 78702

Your address(es) affected by this application

[Signature] 7/10/2016
Signature Date

Daytime Telephone: 512.743.3385

Comments: I want to be clear that I strongly oppose this variance request. From my perspective, this project & it's developers have done nothing to show respect for & compliance with the initial agreements made. This developer & its associates have proven their already ill reputation of neglecting basic agreements & contracts. I know their claims of the facades falling to be (Cont...

Comment must be received by noon the day of the hearing to be seen by the Board at this hearing. They may be returned by:

Mail: City of Austin-Development Services Department/ 1st Floor

Leanne Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

(Note: mailed comments postmarked after the Wed prior to the hearing will not be received timely)

Fax: (512) 974-6305

Email: leanne.heldenfels@austintexas.gov

7/15

July 10, 2016

Attn: Leane Heldenfels

PO Box 1088

Austin TX 78767

Case #: C15-2016-0082, 2100 E 14th St.

Re: Public Hearing, Board of Adjustment, July 11, 2016

I want to be clear that I strongly oppose this variance request. From my perspective, this project & it's developers have done nothing to show respect for & compliance with the initial agreements made. This developer and it's associates have proven their already ill reputation of neglecting basic agreements and trying to twist and manipulate contracts. Their credibility amongst the immediate neighbors is basically non-existent.

I know their claims of being helpless to the facades falling to be false, and have no interest in pretending that this situation is otherwise. I also have no interest in the varying and inconsistent reports of why the walls came down or not. I know and trust my neighbors who were witnesses to this process, and who care deeply about community and the agreements made.

There is no need or basis for a variance as there is no historical preservation occurring, and plenty of profits have already been accumulated by the various parties involved in this project to allow them to complete a project within the confines already established by the city.

If this builder is not capable of being able to manage the simple construction request of maintaining the facades and therefore the agreements regarding the historical value, why would we trust them with being able to build any other worthy structure there? However, the incompetence is not the leading concern here, rather the blatant disrespect, lying, and misrepresentation of the project. It is insulting to everyone who has been involved in this negotiation, and to the legal processes by which we conduct agreements, and participate in community and place-making.

Sincerely,



Rachael Shannon, Owner

2101 E 16th St

Austin TX 78702

512.743.3385

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Case Number: C15-2016-0082, 2100 E. 14th St.

Contact: Leanne Heldenfels, 512-974-2202, leanne.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, July 11th, 2016

BONIFACIO RANGEL

Your Name (please print)

☐ I am in favor
☒ I object

2108-E 16-

Your address(es) affected by this application

Bonifacio Rangel

Signature

Date

7-10-16

Daytime Telephone: 512-276-00-38

Comments:

Comment must be received by noon the day of the hearing to be seen by the Board at this hearing. They may be returned by:

Mail: City of Austin-Development Services Department/ 1st Floor
Leanne Heldenfels
P. O. Box 1088
Austin, TX 78767-1088

(Note: mailed comments postmarked after the Wed prior to the hearing will not be received timely)

Fax: (512) 974-6305

Email: leanne.heldenfels@austintexas.gov

46
81

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Case Number: C15-2016-0082, 2100 E. 14th St.

Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, July 11th, 2016

Sharon L. Shuppert
Your Name (please print)

☐ I am in favor
☒ I object

2004 E. 14th St., Austin, TX 78702
Your address(es) affected by this application

Sharon L. Shuppert 7/10/16
Signature Date

Daytime Telephone: (512) 659-3226

Comments: This is a family neighborhood
in the building of a large, multi-
family buildings on a single family
lot creates more traffic as well as
parking issues. In addition, planning
has shown no impact in allowing
the loss of a historic structure that
they had agreed to preserve & restore.

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Mail: City of Austin-Development Services Department/ 1st Floor
Leane Heldenfels
P. O. Box 1088
Austin, TX 78767-1088

(Note: mailed comments postmarked after the Wed prior to the hearing will not be received timely)

Fax: (512) 974-6305

Email: leane.heldenfels@austintexas.gov

8/1/16

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Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, July 11th, 2016

LITO ELIO PORTO

Your Name (please print)

2006 E. 16th

Your address(es) affected by this application

JK Porto

Signature

Daytime Telephone: 512 300 4452

Date

07-08-16

Comments:

Granting a variance for oversized ADU sets a precedent for other builders to do the same.

Comment must be received by noon the day of the hearing to be seen by the Board at this hearing. They may be returned by:

Mail: City of Austin-Development Services Department/ 1st Floor
Leane Heldenfels
P. O. Box 1088

Austin, TX 78767-1088

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Fax: (512) 974-6305

Email: leane.heldenfels@austintexas.gov

46
83

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Case Number: C15-2016-0082, 2100 E. 14th St.

Contact: Leane Heldenfels, 512-974-2302, leane.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, July 11th, 2016

Lois Scaruffi

Your Name (please print)

2202 E 14th St

Your address(es) affected by this application

[Signature]

Signature

Due

7-8-2016

Daytime Telephone: (512) 232-4571

Comments: Too large for that lot.

Comment must be received by noon the day of the hearing to be seen by the Board at this hearing. They may be returned by:

Mail: City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

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Fax: (512) 974-6305

Email: leane.heldenfels@austintexas.gov

8/16

Heldenfels, Leane

From: Stephanie Amack [REDACTED]
Sent: Tuesday, July 05, 2016 9:24 PM
To: Heldenfels, Leane
Subject: C15-2016-0082, 2100 E. 14th St.

46
85

Hi,

I am writing about Case Number C15-2016-0082 located at 2100 E 14th St. I object to the variance request. Living right down the street, I pass by the property daily and it seems that most of the exterior of the second dwelling (was a variance needed for that? If so, I do not think I received a notice) is already built. Unfortunately, I think this a common practice developers use: build the house first and ask for permission later.

I would appreciate a follow-up in this matter.

Thank you,
Stephanie Amack
2201 E. 14th St.

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Case Number: C15-2016-0082, 2100 E. 14th St.

Contact: Leane Heldenfels, 512-974-2202, leaneheldenfels@austintexas.gov

Public Hearing: Board of Adjustment, July 11th, 2016

Manuel Cavazos

Your Name (please print)

☒ I am in favor
☐ I object

2106 E. 14th St, Austin Tx 78702

Your address(es) affected by this application

07/03/16

Date

Daytime Telephone:

(832) 282-4175

Comments:

Please allow this case to be approved. This project has been sitting in limbo for too long. I would like to see this corner completed, and so it can quit being an eye sore. ~~but~~ Please feel free to contact me with any questions.

Comment must be received by noon the day of the hearing to be seen by the Board at this hearing. They may be returned by:

Mail: City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

(Note: mailed comments postmarked after the Wed prior to the hearing will not be received timely)

Fax: (512) 974-6305

Email: leaneheldenfels@austintexas.gov

86/6

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak **FOR** or **AGAINST** the proposed application. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice will be sent.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (it may be delivered to the contact person listed on a notice); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/devservices

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

Case Number: C15-2016-0082, 2100 E. 14th St.

Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, July 11th, 2016

Leane Moreno
Your Name (please print)

☒ I am in favor
☐ I object

2107 E. 14th St. 77702

Your address(es) affected by this application

Leane Moreno
Signature

07/02/2016
Date

Daytime Telephone: (512) 300-1013

Comments: I would like to say that I'm very disappointed in how long this has taken to resolve. I want to approve the request to increase the maximum size of the second dwelling unit from 1,100 sq ft to 1350 sq ft. Not only ~~that~~ ^{but} ~~that~~ ^{it} ~~also~~ ^{to move in. I think I will} increases the chances of a family taking advantage of the size of the lot.

Comment must be received by noon the day of the hearing to be seen by the Board at this hearing. They may be returned by:

Mail: City of Austin-Development Services Department/ 1st Floor
Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

(Note: mailed comments postmarked after the Wed prior to the hearing will not be received timely)

Fax: (512) 974-6305

Email: leane.heldenfels@austintexas.gov

5/16

Heldenfels, Leane

From: Angela [REDACTED]
Sent: Monday, July 25, 2016 3:50 PM
To: Heldenfels, Leane
Subject: 2100 East 14th St./ Case Number C15-2016-0082
Attachments: CANA letter2100 East 14th St.pdf

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Hi Leane,

I am submitting a formal letter from the Chestnut Addition Neighborhood Association in opposition to the variance request.

Thank you!

Best regards,
Angela White-Tragus

Chestnut Addition Neighborhood Association
"A Community of Sharing and Caring"

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July 25, 2016

City of Austin Board of Adjustment
c/o Leane Heldenfels

Re: Case Number C15-2016-0082, 2100 East 14th Street

Dear Members of the Board of Adjustment,

After discussions from the July 16, 2016 neighborhood monthly meeting, Chestnut Addition Neighborhood Association (CANA) voted to OPPOSE the granting of this variance request to Newcastle Homes.

Variance requested:

"The applicant has requested variance(s) from Section 25-2-774 (C) (5) (a) (Two-Family Residential Use) to increase the maximum size of a second dwelling unit from 1,110 square feet (required/permitted) to 1,356 square feet (requested) in order to add a second dwelling unit behind a new primary home that is a recreation of the original primary home, identical on the exterior per plans approved by the Historic Land Commission, in a "SF-3-NP, Family Residence- Neighborhood Plan zoning district. (Chestnut).

Note: A variance with a condition that historic zoning be obtained for the primary house was approved 9/8/2014. During remodel/expansion of the existing house, the remaining 2 walls of the house collapsed. Therefore, retaining the historic zoning condition of the variance was no longer possible."

During the discussion, residents shared input that granting a variance for oversized ADU sets a precedent for other developers to do the same and Newcastle Homes had lost integrity with our neighborhood by not complying with the original variance.

A motion was set and the Chestnut Addition Neighborhood Association resolved, the variance request for 2100 East 14th should be denied by the City of Austin Board of Adjustment. (7 supporting votes and 1 abstaining)

We appreciate your time and attention to this issue. Please feel free to contact me if you have any questions or concerns regarding CANA's opposition to the variance request.

Respectfully,
Angela White-Tragus
CANA Secretary

On behalf of the Chestnut Addition Neighborhood Association

C15-2016-0082

Heldenfels, Leane

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From: Kathy Taylor <[REDACTED]>
Sent: Monday, July 25, 2016 3:36 PM
To: Heldenfels, Leane
Subject: CASE C15-2016-0082 2100 E 14th Street
Attachments: 2100_E_14th_Timeline_of_Events_references.pdf; 1_Original CNPCT Support Letter July_2014.pdf; 2_HPO_letter_of_support_2014.pdf; 3.HLC_Certificate_of_Appropriateness.pdf; 4.Permit_List.pdf; 5.lillie_scott_building_permit.png; 6.warranty_deed_page1.png; 7.march23-demolished_walls.jpg; 8.newcastle_facebook_post_20160324_walls_down_comment.png; 9.hold_tag_photos_attached_to_2015-056457BP_annotated.docx

Hi Leane,

Please find the following documents that I am hoping can be attached to case C15-2016-0082 2100 E 14th Street, and be included in the packet provided to the Board prior to the hearing scheduled for July 8th.

"2100 E 14th Timeline of Events references" - a pdf file detailing some of the key events that have transpired to date pertaining to this property. This timeline also contains references to the following documents -

"1_Original CNPCT Support Letter July 2014" - a pdf file with the original letter of support for the variance heard/granted in 2014 that lists conditions for support of an approved variance.

"2_HPO_letter_of_support_2014" - a pdf file with the original letter of support from Steve Sadowsky, where he states the support of the larger secondary dwelling unit in order to fund the costs of preserving and restoring the ca. 1906 home.

"3_HLC_Certificate_of_Appropriateness" - a pdf of the HLC's approval for the certificate of appropriateness, with the understanding that the applicant (Newcastle Homes) is not seeking historical zoning. This was just 2 weeks following the BOA's granting of the variance with the condition that historical zoning be obtained.

"4.Permit_List" - pdf showing the various permits for the 2100 E 14th Street as well as the secondary dwelling unit that has somehow been given a new address of 1405 Alamo.

"5.lillie_scott_building_permit" - screenshot of the current progress status of the Addition & Remodel building permit 2015-056457 BP.

"6.warranty_deed_page1" - screenshot of the warranty deed available online with the Travis County Clerk website, showing the consideration (cash and note) for the sale of the 2100 E 14th property by Newcastle Homes to 2100 E 14TH VENTURES LLC (current owner).

"7.march23-demolished_walls" - one of the photographs taken by a Chestnut neighbor on March 23rd, and which was also sent to Steve Sadowsky that afternoon when he was alerted that the walls had been demolished.

"8.newcastle_facebook_post_20160324_walls_down_comment" - screenshot of the March 24th posting on social media where Newcastle makes a claim that the city and the engineer had asked them to take down the walls.

"9.hold_tag_photos_attached_to_2015-056457BP_annotated - document of photos taken by the code enforcement when the Stop Work Order was placed on the site. These show the extent of work performed by Newcastle on both the primary structure (piers, joists, sub-floor decking) and the secondary dwelling unit (mostly dried end) in the one month period between March 24th and April 27th (between the walls being demolished and the stop work order).

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I acknowledge that there are a lot of documents, but I believe them to be concrete evidence of the behavior of Newcastle Homes, their lack of abiding by the conditions of the BOA for obtaining the historical zoning, and disregard of their agreements with both the Chestnut NPCT and the Historic Landmark Commission. I think the board members should have an opportunity to have this level of insight into what all has transpired to date, as they consider the Case C15-2016-0082 on August 8th.

Personally, I do not see how Newcastle Homes can prove hardship now for a new variance. I also am concerned as to the advantage this might give them over that which the code permits to homeowners and other developers/builders. And my biggest fear is that this opens the door to other such behavior by Newcastle Homes again or by other builders who have watched this case and events evolve.

Many thanks for the opportunity to provide this information for board consideration and to voice my own concerns on the matter.

Take care,

Kathy Taylor
2012 E 16th Street
Austin, TX 78702

Date	EVENT	REFERENCE
04/11/2014	Newcastle Homes (NC) purchases the 2100 E. 14th property (for \$170,000 per warranty deed #2014052295 field with Travis County Clerk) and evicts tenants within several months.	
05/29/2014	Chestnut NPCT voted to oppose the total demolition of the existing home at the Historic Land Commission (HLC) hearing.	
07/17/2014	<p>Chestnut NPCT, after many weeks and much negotiations/discussions with NC, submits letter of support of the variance to increase the allowable 850 sq ft secondary living unit with the following conditions:</p> <ul style="list-style-type: none"> - 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. - 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. 	Attachment 1_Original CNPCT Support Letter July_2014.pdf
09/03/2014	Steve Sadowsky, Historic Preservation Officer, submits letter of support of the variance stating his understanding that "Newcastle Homes has agreed to preserve the house and to develop the lot behind the house rather than demolish or relocate the historic house." He goes on to state, in the same letter, "Developing the lot with a secondary structure will enable Newcastle Homes to fund the restoration of the existing ca. 1906 house and help preserve the historic and architectural character of the neighborhood.	Attachment 2_HPO_letter_of_s upport_2014.pdf
09/08/2014	Board of Adjustment grants variance for 1,500 sq foot secondary dwelling unit with conditions to maintain .4 FAR on lot AND obtain historical zoning. (Case C15-2014-0108)	
09/22/2014	HLC approves Newcastle's application for a Certificate of Appropriateness, where included in the proposal was the preservation and rehabilitation of the existing house and explicitly stated that "The applicant is not seeking historic zoning for this property."	Attachment 3.HLC_Certificate_ of Appropriateness .pdf
10/22/2014	Newcastle submits an express application for an exploratory permit to remove interior walls to determine framing, foundation, condition/repair needs.	
02/02/2015	Newcastle submits a combined Residential Permit Application for a new construction of a 1,500 sq ft secondary living unit per BOA approved variance, and a partial demolition and remodel/addition of the existing home. (2015-011895 PR - Residential Permit Application)	
05/12/2015	Residential Permit Application is approved.	

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EVENT		REFERENCE
Date		
07/15/2015	<p>Two (2) Building Permits issued - 2015-056457 BP for a 2-story Addition and Remodel of 2100 E 14th (existing house), along with partial demo Per 2010 Austin remodel ordinance (Land Development Code 25-2-963):</p> <ul style="list-style-type: none"> • No more than 50% of exterior walls and supporting structural elements of existing structure may be demolished/removed • Replacement or alteration of original foundation may not change the finished floor elevation by +/- one foot vertically • If a noncomplying portion of a structure is demolished, it loses its noncomplying status and may only be rebuilt in compliance with current code <p>2015-056458 BP for a New Construction for detached secondary dwelling unit at 1405 Alamo Street (not a previously existing address, no evidence of subdivision)</p>	Attachment 4.Permit_List.pdf
12/18/2015	<p>1st inspection attempt for the '100 Bldg Pre-Construction' for 2015-056457 BP (existing house) - did not pass</p> <p>1st inspection attempt for the '101 Building Layout' for 2015-056458 BP (secondary dwelling unit) - did not pass</p>	Attachment 5.lillie_scott_building_permit.png
01/22/2016	Newcastle Homes sells property to '2100 E 14TH VENTURES LLC', for \$10 cash and a note for principal amount of \$661,690 (per warranty deed #2016011987 filed with Travis County Clerk)	Attachment 6.warranty_deed_page1.png
03/16/2016	2nd inspection attempt for the '100 Bldg Pre-Construction' for 2015-056457 BP (existing house) - passed	
03/23/2016	<p>Several Chestnut neighbors witness the demolition of the 2 façade walls;</p> <ul style="list-style-type: none"> - phone call and email with photos sent to Steve Sadowsky - phone call to Code and to the building inspector listed on the permit 	Attachment 7.march23-demolished_walls.jpg
03/24/2016	<p>Newcastle post on Facebook: "if anyone noticed those walls came down, please note the city and the engineer deemed them unsafe and asked we take them down."</p> <ul style="list-style-type: none"> - No evidence that the city requested the walls come down, nor was any permit application submitted by NC for a complete/total demolition - 3/29/2016 dated letter from Paul H Martin P.E. does not state that he or anyone with his company issued a directive for the walls to be taken down, but his letter does state "that during construction it was revealed that the exterior walls were significantly decayed" and "our recommendation that the stud walls be replaced with new wood studs". - Newcastle does not stop work on the site 	Attachment 8.newcastle_facebook_post_20160324_walls_down_comment.png

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Date	EVENT	REFERENCE
04/01/2016	1st inspection attempt for the '300 Electric Slab' for 2015-056458 BP (electric permit/secondary dwelling unit) - passed	
04/04/2016	<p>4th inspection attempt for the '101 Building Layout' for 2015-056458 BP - passed, along with other pre-Foundation Inspections:</p> <p>500 Plumbing Rough 3rd inspection attempt - passed</p> <p>501 Plumbing Copper 2nd inspection attempt - passed</p> <p>505 Sewer Yard Line 1st inspection attempt - passed</p> <p>506 Water Yard Line 1st inspection attempt - passed</p> <p>510 Sewer Tap 1st inspection attempt - passed</p>	
04/06/2016	Concrete pouring for slab (secondary dwelling unit, 1405 Alamo) and piers for the front structure (2100 E 14th)	
04/12/2016	<p>Newcastle post on Facebook with photos: "carefully poured the piers as we recreate the lillie scott"</p> <p>* Note - The required pre-foundation inspection '101 Building Layout' has never been scheduled for 2015-056457 BP</p> <p>* Note - The required '102 Foundation' inspection has never been scheduled for 2015-056457 BP</p>	
04/14/2016	611 Water Tap inspection for 2015-056458 BP (secondary dwelling unit, 1405 Alamo) - passed	
04/15/2016	Neighbor who was one of those witnessing the façade wall demolition sent email to Susan Barr (Residential Inspection Supervisor) stating concerns about the complete demolition of the former house.	
04/27/2016	<p>City of Austin issued a Stop Work Order (Red Tag Hold)</p> <p>Photographs of construction site were taken by city code enforcement and are attached to the permit folder for 2015-056457 BP, showing piers/floor joists/sub-floor decking on the primary structure at 2100 E 14th, and the dried-in state of the secondary dwelling unit. Both Building Permits (primary and secondary dwelling unit) are related to the same Residential Application, both Building Permits and all related electrical/mechanical/plumbing are also flagged with a Red Tag Hold.</p>	Attachment 9.hold_tag_photos _attached_to_2015- 056457BP_annotat ed.docx
06/14/2016	Newcastle, as authorized agent of 2100 E 14th Ventures LLC, files a new variance request. Case # C15-2016-0082 (This application and supporting documentation was not available to the public online until late afternoon on 6/29/2016.)	
06/29/2016	Newcastle attends regular scheduled Chestnut NPCT meeting, but indicated that they were not seeking the CNPCT support for the new variance, as they "have all the support we need".	
06/30/2016	City post-marks the variance request notification mailer	
07/10/2016	Chestnut NPCT held a 48+ hours online vote that closed at midnight; results were majority for Requesting a Postponement of the case from the BOA's July 11th meeting in order to have more time to discuss and meet with NC, and in the event the BOA did not grant the postponement then the majority voted to oppose the new variance request.	
07/11/2016	Newcastle opposed the Chestnut NPCT's request for a postponement. The BOA voted to go forward with the case hearing that night, and at the conclusion of that hearing voted to postpone to their next meeting on August 8th (10-1 vote on the postponement motion).	94/6

July 17, 2014

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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.

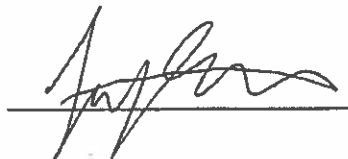
We would like to see the following:

- 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

C15-2014-0108



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

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September 3, 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 to provide you with information on the request for a variance filed by Newcastle Homes at the above-referenced address.

The existing structure is a ca. 1906 vernacular frame house that typifies residential architecture in the Chestnut neighborhood at the turn of the 20th century. The house has significant architectural and historical significance to both the neighborhood and the City, representing an intact example of a vanishing architectural type, and with significant historical ties to the city's African-American community. It is very important to take all possible and appropriate steps to encourage the preservation of this house, especially as the Chestnut Neighborhood is exploring the possibility of establishing a local historic district, to which this house would certainly be contributing.

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 located behind the existing house, and will not compete with the historic character of the existing house or the neighborhood, because the proposed new house will face Alamo Street rather than 14th Street. Developing the lot with a secondary structure will enable Newcastle Homes to fund the restoration of the existing ca. 1906 house and help preserve the historic and architectural character of the neighborhood. The requested variance serves the interests of historic preservation in retaining and restoring the existing house, which has suffered a great deal of deterioration over the years as a result of long periods of rental tenancy and intermittent vacancy. The house would ordinarily be considered a tear-down, but Newcastle Homes has agreed to preserve the house so long as they can also develop the lot with a secondary dwelling unit. Many other purchasers of this property would never have entertained the notion of preservation and restoration, nor would they have worked with the neighborhood and the City Historic Preservation Office so closely to develop a win-win proposal for this house and this neighborhood.

The intact, historic appearance of this house is very important to the maintaining the integrity of the Chestnut Neighborhood, which completed a historic structure survey 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

C15-2014-0108

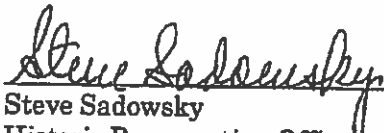
maintain the historic character of the street and the streetscape in this potential historic district and to encourage any new development to be behind the historic house

While this house may never be designated as a historic landmark, that should not affect a decision regarding its historical and architectural importance to the neighborhood and the applicant's request for a variance to construct a secondary dwelling unit that will make this preservation project possible. The important consideration here is to preserve a 100+ year-old house with significant ties to the history of the neighborhood; the situation is unique because of the proposal to preserve and restore the historic house, and the house also represents the hardship to the owner. He would not need a variance if he were to demolish the house.

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

Sincerely,


Steve Sadowsky
Historic Preservation Officer

HISTORIC LANDMARK COMMISSION
SEPTEMBER 22, 2014
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
HDP-2014-0339
2100 E. 14th Street

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PROPOSAL

Construct an addition to the rear of the house; construct a secondary dwelling unit at the rear of the lot.

PROJECT SPECIFICATIONS

The applicant proposes the construction of an addition to the rear of the house and the construction of a secondary dwelling unit at the rear of the lot. The case was originally filed under an application for a demolition permit and is pending before the Commission, necessitating a Certificate of Appropriateness for new work on the site. The applicant is proposing to preserve and rehabilitate the existing house.

The proposed addition to the rear of the house will be two stories, and located to the rear of the house, and only on the east side of the back of the house with a carport extending from the addition behind the house to Alamo Street. The addition will have hardi-plank siding, a rectangular plan, metal-framed glazing, and a sloped flat roof. Only the top of the roof will be visible from the front of the house. The proposed secondary dwelling unit will also be two stories, with hardi-plank siding, metal-framed glazing, and a sloped flat roof. The secondary dwelling unit will face onto Alamo Street; parking for the unit will be off the alley behind the new structure.

The applicant is not seeking historic zoning for this property.

STANDARDS FOR REVIEW

The Commission's Standards for Review of applications for Certificates of Appropriateness include:

- Do not destroy the distinguishing original qualities or character of a building, structure, or site and its environment. Avoid the removal or alteration of any historic material or distinctive architectural features.
- Recognize all buildings, structures, and sites as products of their own time. Do not construct alterations which have no historical basis and which seek to create an earlier appearance.
- Contemporary design for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- Construct new additions or alterations to structures in such a manner that if such addition or alteration were to be removed in the future, the essential form and integrity of the structure will be unimpaired.

COMMITTEE RECOMMENDATIONS

The Committee recommended approval as proposed, with the understanding that the applicant is not seeking historic zoning for this property.

STAFF RECOMMENDATION

Approve as proposed. The applicant is not seeking historic zoning for this house, but because the case is pending on the original application for demolition, the applicant is seeking review of his plans to preserve and rehabilitate the original house along with the addition and secondary dwelling unit. The important factor here is the applicant's desire to preserve the existing house.

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ca. 1906

B.7-3

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OCCUPANCY HISTORY
2100 E. 14th Street

City Directory Research, Austin History Center
By City Historic Preservation Office

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May, 2014

1992 Chester B. Crenshaw, renter
 No occupation listed
 NOTE: The directory indicates that Chester B. Crenshaw was a new resident at this address.

1985-86 Bobby and Mollie Reese, renters
 Maintenance man, University of Texas

1981 Ira S. and Helen Marshall, renters
 Employed by White Swan Institutional Foods (not listed in the directory)

1977 Ira S. and Helen Marshall, renters
 Employed by White Swan Institutional Foods (not listed in the directory)

1973 Ira S. Marshall, renter
 Stores clerk, University of Texas

1968 James W. and Mabel L. Clemons, owners
 Stores clerk, University of Texas

1962 James W. and Mabel L. Clemons, owners
 Clerk, University of Texas

1959 James W. and Mabel L. Clemons, owners
 Laborer
 NOTE: The 1958 city directory shows James W. and Mabel Clemons at 1607 Alamo Street; he was a laborer for the University of Texas.

1955 Lillie Scott, owner
 No occupation listed

1952 Lillie Scott, owner
 No occupation listed

1949 Lillie Scott, owner
 No occupation listed

1947 Lillie Scott, owner
 No occupation listed

1944-45 Lillie Scott, owner
 No occupation listed

1941 Lillie Scott, owner
 No occupation listed

1939 Lillie Scott, owner
 No occupation listed

1937 Lillie Scott, owner
 No occupation listed

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1935	Lillie Scott (not listed as owner) No occupation listed
1932-33	Lillie Scott, renter No occupation listed
1930-31	Lillie Scott (colored), renter Cook, Shlds and Corinne Norwood, 604½ W. 19 th Street. NOTE: Shlds Norwood was an advertising agent.
1929	Lillie Scott (colored), renter No occupation listed
1927	Lillie Scott (colored), renter Maid
1924	Lillie Scott (colored), owner Cook
1922	Lillie Scott (colored), owner No occupation listed
1920	Lillie Scott (colored), owner Laundress
1918	Lillie Scott (colored), owner Seamstress
1916	Lillie Scott (colored), owner Laundress NOTE: John Scott is not listed in the directory.
1914	John Scott (colored) Driver, Merchants Transfer, 400 Colorado Street. NOTE: Lillie Scott is not listed in the directory.
1912-13	John Scott (colored) Driver, Merchants Transfer, 400 Colorado Street. NOTE: Lillie Washington does not appear in the directory.
1910-11	Lillie Washington (colored) No occupation listed NOTE: John Scott is listed as a driver for Merchants Transfer; he had no residential address listed.
1909-10	Walter Smith (colored) Hostler, George Miller, livery, boarding, and sale stable, 210 E. 5 th Street. NOTE: Lillie Washington does not appear in the directory.
1906-07	John Washington (colored) Employed by William Tears (colored), undertaker, 614 E. 6 th Street. NOTE: The house is listed as 2008 E. 14 th Street. NOTE: Walter Smith does not appear in the directory.

44
103

1905

The address is not listed in the directory.

NOTE: There are two listings for John Washington in the directory – a porter on E. 3rd Street and a yardboy with no residential listing.

BIOGRAPHICAL NOTES

Lillie Scott (ca. 1911 – ca. 1958)

Lillie Scott appears in the 1940 U.S. Census as the owner of this house, which was worth \$600. Lillie Scott was then a 56-year old Texas-born widow with no occupation listed. She had 2 lodgers: Mozelle and Ruby Steward. Mozelle Steward was 43, had been born in Texas, and was a stone mason for house construction. Ruby Steward was 37, had been born in Texas, and was a cook for a fraternity house. The 1930 U.S. Census shows Lillie Scott as a cook and maid living in the home of Shields and Corinne Norwood at 604 W. 19th Street in Austin. She is shown as being a 40 year old widow.

The 1920 U.S. Census shows Lillie Scott as the owner of this house. She is listed as a 36-year old widow who was a laundress at home.

The 1910 U.S. Census shows Lillie Washington as the owner of this house. She was a 32-year old Texas-born mulatto, who had been married for 10 years, although her husband is not listed in the census report. She was a washer-woman for a private family. She had a daughter, Leary, 9, who was also listed as a mulatto.

According to her 1958 death certificate, Lillie Scott was 73 when she died, was the daughter of Silas and Mollie Smith, and was a housekeeper.

There is a John Washington listed in the 1910 U.S. Census; he lived with Columbus Washington and George B. Brooks at 300 E. 6th Street in Austin. He was 19 years old, had been born in Texas, and was a porter in a hotel. Columbus Washington was a hotel waiter; George B. Brooks was a band leader. This may be the John Washington listed in the city directories; Lillie Scott's death certificate notes that the person who had given the information for the death certificate was James Brooks, Jr., who may have been a relative of George B. Brooks.

Lula Arnold 2100 East 14th. St.

39 34 11 1

Box add'n. to a residence

26987 - 4/18/45 \$73.00

Geo. Banton

1

Building permit to Lula Arnold for an addition (1945)

RTMS 5-16-84

LL
104

Joel Manning

2100 East 14th St.

39

1

11

Re sub of O.L. 34

Rehabilitate Residence

68613

3/5/58

1000.00

Owner

Remodel interior to create bath install interior
partitions sheet rock repaint interior & exterior &
install kitchen sink repair roof.

Building permit to Joel Manning to remodel the interior and rehabilitate the house (1958)

PUBLIC INFORMATION

Public Search

Issued Construction Permits

REGISTERED USERS

New Registration

Update Registration

Permit Assign and Pay

My Permits/Cases

My Licenses

Request / Cancel / View Inspections

My Escrow Accounts

Reports

Login

HELP

Web Help

FEEDBACK

Contact PDR

[Back](#)

PERMITS/CASES

#.	Permit/Complaint	Case Number	Description	Sub Type	Work Type	Project Name	Status	Related Level
1	2015-011895 PR	2015-011895 PR	Partial demo of existing single family residence for a 2-story addition and remodel of existing residence. New 1500 SF secondary apartment per BOA variance at 1405 Alamo St.	R-434 Addition & Alterations	Addition and Remodel	2100 E 14TH ST	Approved	1
2	2015-056457 BP	2015-056457 BP	Partial demo of existing single family residence for a 2-story addition and remodel of existing residence.	R-434 Addition & Alterations	Addition and Remodel	2100 E 14TH ST	On Hold	2
3	2015-056458 BP	2015-056458 BP	New 1500 SF secondary apartment per BOA variance at 1405 Alamo St.	R-102 Secondary Apartment	New	1405 ALAMO ST	On Hold	2
4	2015-056457 MP	2015-056457 MP	Partial demo of existing single family residence for a 2-story addition and remodel of existing residence.	R-434 Addition & Alterations	Addition and Remodel	2100 E 14TH ST	On Hold	3
5	2015-056457 DS	2015-056457 DS	Partial demo of existing single family residence for a 2-story addition and remodel of existing residence.			2100 E 14TH ST	On Hold	3
6	2015-056458 PP	2015-056458 PP	New 1500 SF secondary apartment per BOA variance at 1405 Alamo St.	R-102 Secondary Apartment	New	1405 ALAMO ST	On Hold	3
7	2015-056457 PP	2015-056457 PP	Partial demo of existing single family residence for a 2-story addition and remodel of existing residence.	R-434 Addition & Alterations	Addition and Remodel	2100 E 14TH ST	On Hold	3
8	2015-056458 EP	2015-056458 EP	New 1500 SF secondary apartment per BOA variance at 1405 Alamo St.	R-102 Secondary Apartment	New	1405 ALAMO ST	On Hold	3
9	2015-056458 MP	2015-056458 MP	New 1500 SF secondary apartment per BOA variance at 1405 Alamo St.	R-102 Secondary Apartment	New	1405 ALAMO ST	On Hold	3
10	2015-056457 EP	2015-056457 EP	Partial demo of existing single family residence for a 2-story addition and remodel of existing residence.	R-434 Addition & Alterations	Addition and Remodel	2100 E 14TH ST	On Hold	3

[Back](#)

105/16

Total Building Coverage on lot Sq. Ft. 2592
 Total Building Coverage Percent of Lot 33.1
 Total Impervious Coverage Square Footage 3152
 Total Impervious Coverage Percent of Lot 40.3
 Certificate of Occupancy to be Issued Yes
 Code Year 2012
 Code Type International Residential Code
 Hazardous Pipeline Review Required No
 Public or Private Private
 Usage Category 434
 Number of Bathrooms 2.5
 Size of Water Meter (2) 5/8"

44
106

PROPERTY DETAILS

Number	Pre.	Street	Street Type	Dir	Suite Type	Suite Number	City	State	Zip	Legal Desc
2100	E	14TH	STREET				AUSTIN	TX	78702	Lot: 1 Block: 11 Subdivision: HABICHTS SUBDIVISION

Lot: 1 Block: 11 Subdivision: HABICHTS SUBDIVISION

PEOPLE DETAILS

Desc.	Organization Name	Address	City	State	Postal	Phone1
Applicant	Austin Newcastle Homes, LP (HOWARD E SMITH)	5108 AVENUE G	Austin	TX	78751	(512)454-4600
Billed To	(Howard E Smith)	1214 SPEARSON LN AUSTIN TX				78745
General Contractor	Austin Newcastle Homes, LP (HOWARD E SMITH)	5108 AVENUE G	Austin	TX	78751	(512)454-4600

FOLDER FEE

Fee Description	Fee Amount	Balance
Building Permit Fee	\$599.00	\$0.00
Demolition Permit Fee	\$58.00	\$0.00
Development Services Surcharge	\$26.28	\$0.00

PROCESSES AND NOTES

Process Description	Status	TOD	Schedule Date	Start Date	End Date	Assigned Staff	# of Attempts
100 Bldg Pre-Construction	Pass		Mar 16, 2016	Dec 18, 2015	Mar 16, 2016	DeeAnn Afra (512-351-2631)	2
Administrative Hold	Open						0
Permit Refund	Open						0
Red Tag Hold	Hold			Apr 27, 2016		Tony Hernandez (512-264-4842)	1
111 Energy Final	Open					DeeAnn Afra (512-351-2631)	0
611 Water Tap	Open					Austin Water Utility (512-972-0013)	0
610 A/W Temp Utilities	Open					Austin Water Utility (512-972-0013)	0
101 Building Layout	Open					DeeAnn Afra (512-351-2631)	0
102 Foundation	Open					DeeAnn Afra (512-351-2631)	0
103 Framing	Open					DeeAnn Afra (512-351-2631)	0
104 Insulation	Open					DeeAnn Afra (512-351-2631)	0
105 Wallboard	Open					DeeAnn Afra (512-351-2631)	0
109 TCO Occupancy	Open					DeeAnn Afra (512-351-2631)	0
112 Final Building	Open					DeeAnn Afra (512-351-2631)	0
114 Continuance of work	Open					DeeAnn Afra (512-351-2631)	0
Deficiencies	Open					DeeAnn Afra (512-351-2631)	0
BP Permitting	Open						0
Red Tag Hold	Open						0



44
107

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED WITH VENDOR'S LIEN

DATE: January 22, 2016

GRANTOR (whether one or more): AUSTIN NEWCASTLE HOMES, LTD.

GRANTOR'S MAILING ADDRESS:
5108 Avenue G
Austin, Texas 78751

GRANTEE (whether one or more): 2100 E 14TH VENTURES LLC

GRANTEE'S MAILING ADDRESS:
54 Rainey Street, Ste. 503
Austin, Texas 78701

CONSIDERATION:

TEN DOLLARS (\$10.00) and a note of even date that is in the principal amount of SIX HUNDRED SIXTY ONE THOUSAND SIX HUNDRED NINETY AND NO/100 DOLLARS (\$661,690.00), and is executed by Grantee, payable to the order of ANTHEM BANK & TRUST. The note is secured by a vendor's lien retained to the extent of \$126,308.00 in this deed in favor of ANTHEM BANK & TRUST, and by a deed of trust of even date from Grantee to CLINT PARSLEY, Trustee.

PROPERTY (including any improvements)

Lot 1, Block 11, in a Subdivision of Outlot No. Thirty-Four (34), in Division "B", in the City of Austin, Travis County, Texas, according to the Map or Plat thereof of record in Book 1, Page 42A, Plat Records of Travis County, Texas.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Easements and rights-of-way of record; ad valorem taxes for 2016, all presently recorded restrictions, reservations, covenants, conditions, and mineral severances, that affect the property.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee,

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108



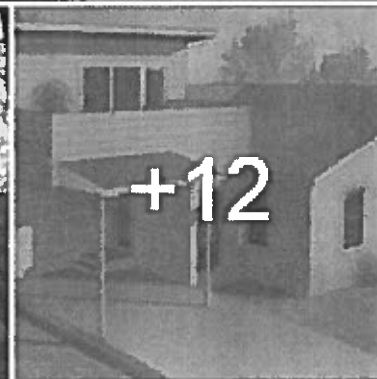
contact us for details, plans, and pricing--this home is available, as always, realtors welcome but not required.

BIG thanks to the CHESTNUT ADDITION NEIGHBORHOOD ASSOCIATION, the CHESTNUT NEIGHBORHOOD PLANNING CONTACT TEAM, the CITY OF AUSTIN, ANTHEM BANK, and Midtown Independence Title!

24
109



16 URBAN HOMES SINCE 2001
512.454.4600
AARON & DESIGN
FURNITURE & CONSTRUCTION
ITINNEWCASTLEHOMES.COM



Like Comment Share

7

Top Comments

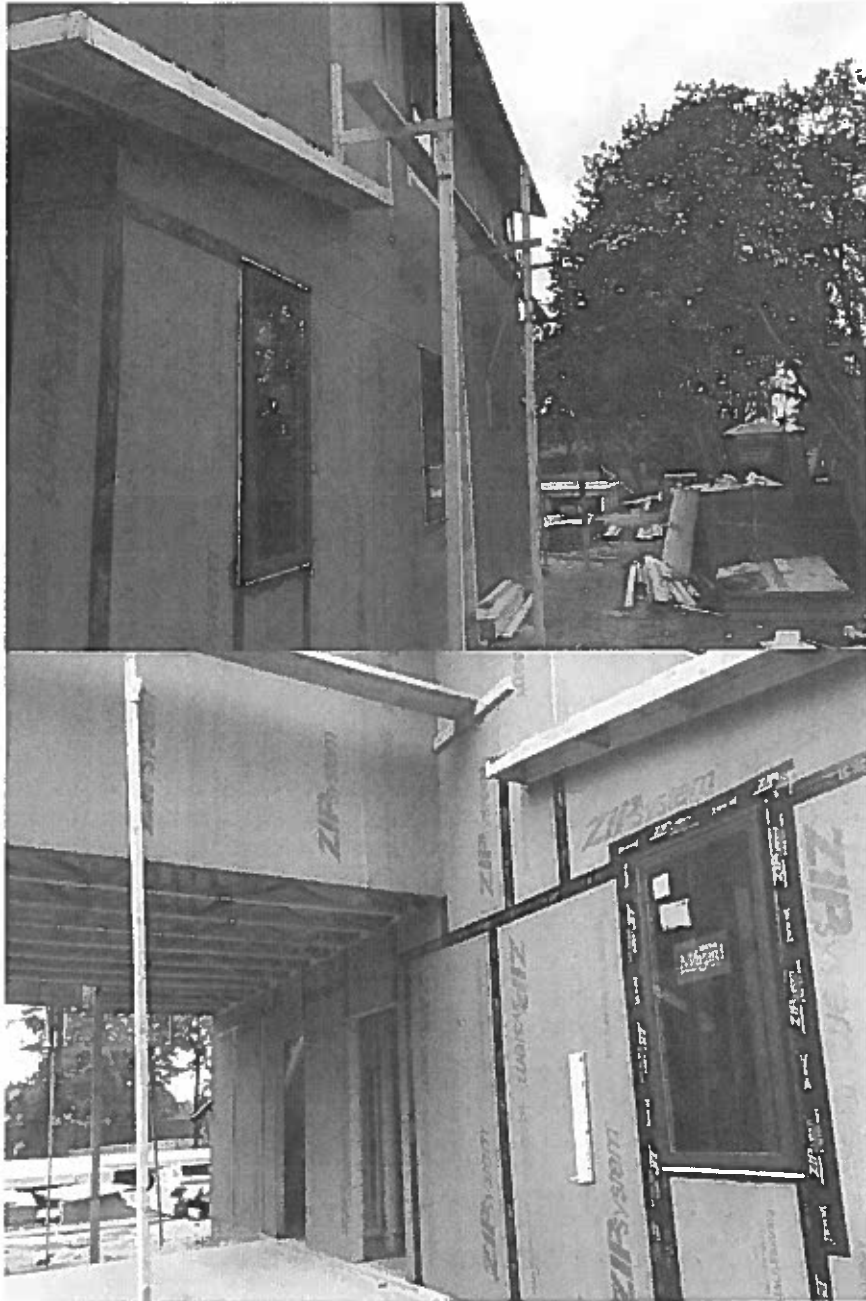
3 shares



Newcastle Homes if anyone noticed those walls came down, please note the city and the engineer deemed them unsafe and asked we take them down. the plans to rebuild this home have not changed, just the order of operations. thanks.

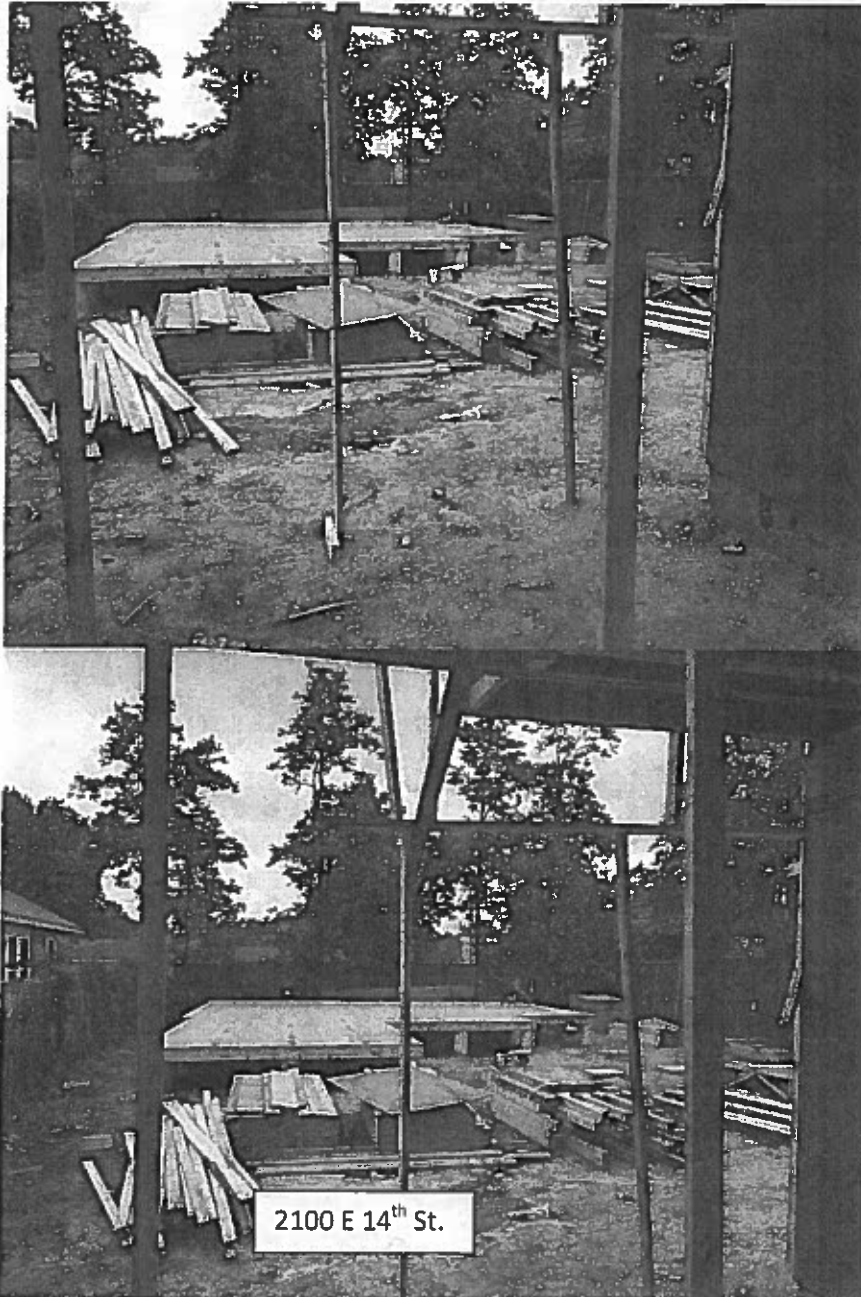
Like · Reply · March 24 at 1:27pm

LL
110



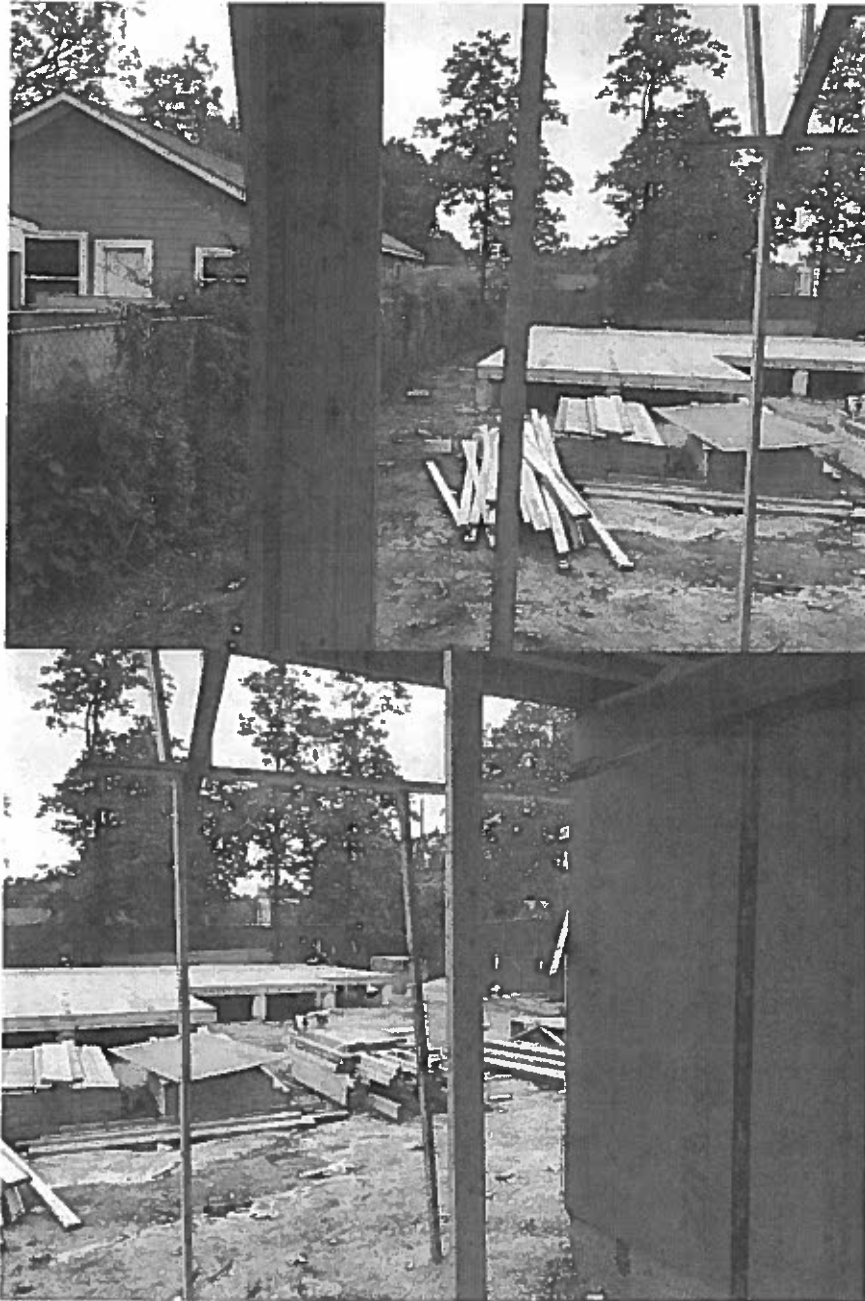
Secondary dwelling unit at rear of property, now having an address of 1405 Alamo St

24
111



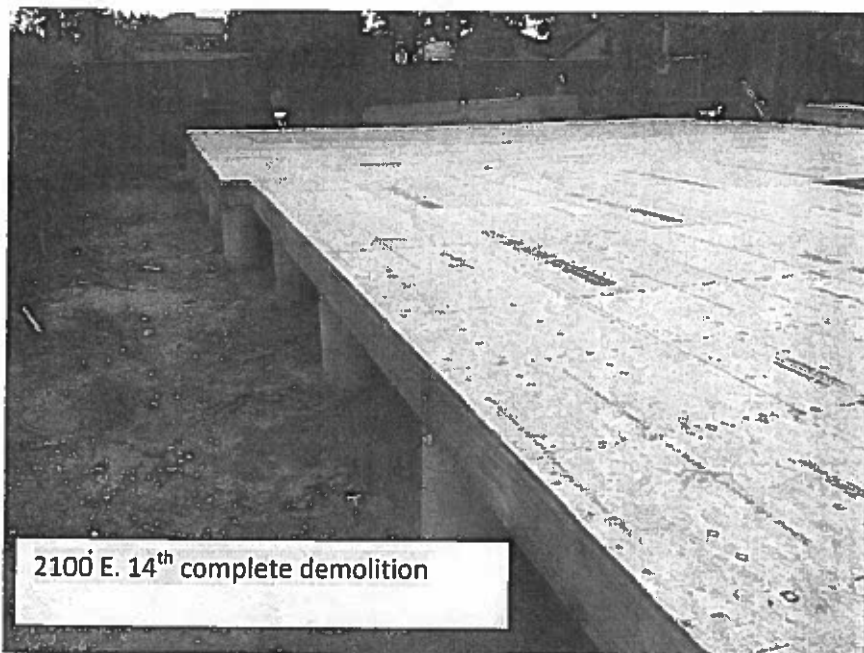
Views of front
structure from
secondary dwelling
unit

76
112



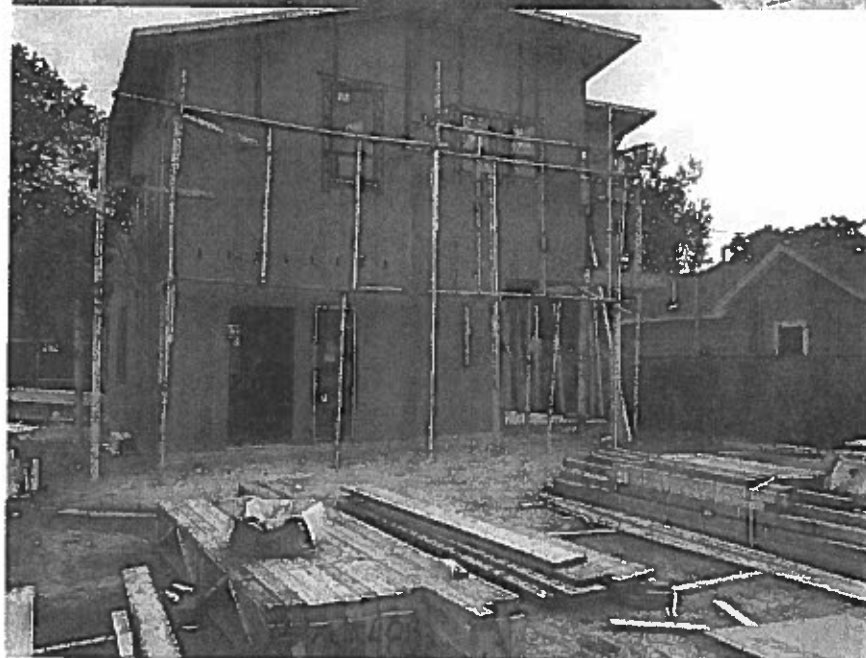
Views of front
structure from
secondary dwelling
unit

46
113



2100 E. 14th complete demolition

Front/primary – piers,
joists and decking;
original facades
demolished and
materials removed



Secondary dwelling
unit at rear of
property, now having
an address of

1405 Alamo St

(uncertain how new
address was obtained)

1405 Alamo St. 1500 sq. ft.

64
IT4



2100 E 14th,
front/primary structure

piers, joists and
decking; original
facades demolished
and materials removed

Total Building Coverage on lot Sq. Ft. 2592
 Total Building Coverage Percent of Lot 33.1
 Total Impervious Coverage Square Footage 3152
 Total Impervious Coverage Percent of Lot 40.3
 Certificate of Occupancy to be Issued Yes
 Code Year 2012
 Code Type International Residential Code
 Hazardous Pipeline Review Required No
 Public or Private Private
 Usage Category 434
 Number of Bathrooms 2.5
 Size of Water Meter (2) 5/8"

44
115

PROPERTY DETAILS

Number	Pre.	Street	Street Type	Dir	Suite Type	Suite Number	City	State	Zip	Legal Desc
2100	E	14TH	STREET				AUSTIN	TX	78702	Lot: 1 Block: 11 Subdivision: HABICHTS SUBDIVISION

Lot: 1 Block: 11 Subdivision: HABICHTS SUBDIVISION

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General Contractor	Austin Newcastle Homes, LP (HOWARD E SMITH)	5108 AVENUE G	Austin	TX	78751	(512)454-4600

FOLDER FEE

Fee Description	Fee Amount	Balance
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611 Water Tap	Open					Austin Water Utility (512-972-0013)	0
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102 Foundation	Open					DeeAnn Afra (512-351-2631)	0
103 Framing	Open					DeeAnn Afra (512-351-2631)	0
104 Insulation	Open					DeeAnn Afra (512-351-2631)	0
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109 TCO Occupancy	Open					DeeAnn Afra (512-351-2631)	0
112 Final Building	Open					DeeAnn Afra (512-351-2631)	0
114 Continuance of work	Open					DeeAnn Afra (512-351-2631)	0
Deficiencies	Open					DeeAnn Afra (512-351-2631)	0
BP Permitting	Open						0
Red Tag Hold	Open						0



Heldenfels, Leane

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116

From: Michael Madison [REDACTED]
Sent: Tuesday, July 12, 2016 2:50 PM
To: Heldenfels, Leane
Subject: C15-2016-0082
Attachments: Gmail - 2100 E. 14th St. Variance Vote Results.pdf; C15-2016-0082.pdf; nextdoor.png

Hi Leane,

I live at 2103 E 14th St. Currently I have a home being built directly next to me (2101 E 14th) and across the street (2100 E 14th), so I'm sure you can understand my desire for the work to get completed.

I wrote a letter in support of the BOA granting a variance for 2100 E 14th. It was unfortunate to hear there's a delay of at least another month. In the email provided by the CNPCT regarding the vote, I noticed some details were left off and others made the water quite murky.

While a majority allegedly did vote to ask for a postponement, a majority did not oppose the variance. Only a plurality voted to oppose while the others got split in to two - supporting and abstaining. In addition, Mr. Merski noted that over 40 households in the neighborhood established the majority opinion. I'm struggling with that math because 18 does not equal 21.

It's not my desire to question the integrity of results that were sent mostly because I would imagine it's too late to change what happened last night. However, it needs to be clarified that there are math discrepancies as well as a majority voting to support/abstain from commenting on the variance request. The reason for the verified vs unverified below (and attached) is because we had a few people in the neighborhood thinking that everyone could vote and so the link was posted on Nextdoor.com without the clarification.

1. a) Ask the Board of Adjustments to postpone this case to their 8/8 meeting so the CNPCT can discuss and vote on this case at a regularly scheduled NPCT meeting - **18 (verified)**
b) Do not request a postponement of this case - 14 (unverified)
2. a) Support the variance request - 11 (unverified)
b) Oppose the variance request - **15 (verified)**
c) Abstain from commenting on the variance request - 8 (unverified)

Thanks,
Michael Madison
512.589.1310
Owner/Resident, 2103 E 14th St

3/11
Gmail

Michael Madison <michael.e.madison@gmail.com>

2100 E. 14th St. Variance Vote Results

1 message

Mon, Jul 11, 2016 at 1:35 PM

Cavan Merski <[REDACTED]>
To: amenity applewhite <[REDACTED]>
Bcc: [REDACTED]

Hey CNPCT -

Due to the high number of votes and short timeframe I manually verified the eligibility of only enough votes to establish a majority on the questions. The team voted to seek postponement of the case at tonight's BOA hearing and to oppose the variance if that postponement is not granted. The voting results are below and the letter I sent to the BOA is attached. I will be at the meeting to speak on behalf of it tonight at City Hall (1st Floor) at 5:30.

1. a) Ask the Board of Adjustments to postpone this case to their 8/8 meeting so the CNPCT can discuss and vote on this case at a regularly scheduled NPCT meeting - 18 (verified)

b) Do not request a postponement of this case - 14 (unverified)

2. a) Support the variance request - 11 (unverified)

b) Oppose the variance request - 15 (verified)

c) Abstain from commenting on the variance request - 8 (unverified)

Please let me know if you have any questions.

Thanks,
Cavan

 ChesnutNPCT_Postpone:Opposition_Letter.pdf
49K

C15-2016-0082

Heldenfels, Leane

From: Cavan Merski [REDACTED]
Sent: Monday, July 11, 2016 11:20 AM
To: Heldenfels, Leane
Subject: 2100 E. 14th St. Variance [REDACTED]

L4
T18

Hey Leane -

The NPCT had an email conversation and a vote over the weekend. The team voted to ask for postponement of this case to the 8/8 BOA hearing to discuss with Newcastle more and if the case is heard tonight the team has voted to oppose the granting of the variance.

I will draft a letter with this information now and send it before noon for inclusion in the case packet.

Thanks,
Cavan
Chestnut NPCT Chairman
814-397-9649

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119

July 11, 2016

Board of Adjustment –

The Chestnut Neighborhood and Plan and Contact Team has discussed the latest variance request at 2100 E. 14th St. and the team has voted to ask for a postponement of this case to the 8/8 BOA meeting. If the postponement is not granted the Chestnut NPCT has voted to oppose the granting of this variance. Over forty households in the neighborhood established the majority opinion in this vote with one vote given to each household.

The Chestnut NPCT asks for a postponement to discuss this case further with the builder at a regularly scheduled NPCT meeting before the 8/8 BOA hearing. The team does not think there has been adequate communication or explanation of the transgressions at the building site to support this variance at this time.

The Chestnut NPCT was a major participant in the negotiations that established the original agreement for the preservation of the home on this property. The CNPCT also supported the original variance granted for this property in September 2014. An excerpt from our original letter of support reads:

"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 teardrop 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."*

Both street facades are gone and to our knowledge no details or materials have been saved for new construction. The Chestnut NPCT received no communication or forewarning before the two street facades were taken down due to safety concerns,

despite this being an explicitly stated condition of our support (and via historic zoning a binding condition of the building permit).

For these reasons we ask you to postpone this case for more discussion between the builder and the CNPCT. If the case is not postponed, we ask that you deny this variance request.

Thank You,
Cavan Merski
Chestnut NPCT Chairman
814-397-9649

L4
~~120~~
120

44
121

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.

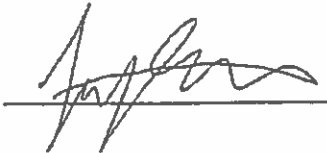
We would like to see the following:

- 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

Heldenfels, Leane

L4
122

From: Angela [REDACTED]
Sent: Monday, July 11, 2016 12:19 AM
To: Heldenfels, Leane
Subject: Re: Case number C15-2016-0082, 2100 East 14th St.

Hi Leane,

First, I want to thank you for looking into this whole situation when I emailed you back in May.

Secondly, I want to object to the variance request from Newcastle Homes. I live a couple of houses down from 2100 East 14th. My husband and I actually witnessed the front porch demolished with a skid-steer on March 23 and the remaining walls demolished on March 24. Not that it matters at this point, not one piece of the house is left, but the walls did not collapse as the variance notice indicates. I will also add, the piers were poured to a higher elevation than the original house which makes it obvious their intent was not to keep the original walls and demo the house from day one.

I am very frustrated with this situation and that it has come this far to have us vote on another variance because Newcastle did not hold up their end of this deal. When we began looking at this home a couple of years ago, the CNPCT and neighbors spent many hours working with Alex Zwarun of Newcastle Homes and reached a "win, win, win" for all parties, as he called it. All parties involved seemed content with the agreement. The historic home definitely needed work but there are many examples of quality remodels throughout our neighborhood. The home was still standing for over a hundred years and many of the newer homes in the neighborhood will never last that long or are already falling apart.

Based on the public hearing notice, I do not support the variance. Newcastle has not been forthcoming and honest with everyone involved. There are many documented discrepancies. The original variance request Newcastle received was to increase square footage of a secondary home so they could offset the cost of the historic remodel (see below the BOA the video testimonies). Since the home no longer exists, they should not need the variance to finance the project. We've lost the home and Newcastle loses integrity.

<https://austintx.swagit.com/play/08122014-993>

item M8

<https://austintx.swagit.com/play/08122014-993>

item L11

If we allow Newcastle to manipulate the system, then this creates a path for other developers to follow.

Thank you for your time.

Best Regards,

Angela White-Tagus
2104 East 14th St.
Austin, TX 78702
512-694-0825
[REDACTED]

BOA testimony.

<http://www.austintexas.gov/edims/document.cfm?id=214499>

<http://www.austintexas.gov/edims/document.cfm?id=216323>

Board of Adjustment testimony

<https://austintx.swagit.com/play/08122014-993> (Item M8)

<https://austintx.swagit.com/play/08122014-993> (Item L11)

The reason I am writing you is, the developer intentionally demolished the entire historic home a few weeks ago. Several neighbors felt that something like this would happen and it did. Alex Zwarun told us, when confronted, that the house fell down on it's own. I live 2 houses from this property and watched the entire demo of the concrete porch one day and the the demo of the two walls left the next day. I work in the construction field and after looking at his permits, I felt he needed to confront what he has done with the city's permit office and change things from a partial demo and remodel to a complete new build. I have emails that state he had planned to demo in the first place. There is nothing more our neighborhood can do since the entire home was destroyed and nothing was salvaged. I contacted the building inspector and she said big developers have found loop holes to get away with things like this. I called code and filed a report but the case was closed. I contacted Susan Barr in the permit office and she put a hold on the permit for any construction because of the variance. Steve Sadowsky with the Historic Landmark Commission is working with Alex Zwarun to come up with a way to remedy the situation.

I am writing you because I just want his name and company to be known for this shady building practice when they come before you and ask for variances in the future. He clearly lied to the BOA, the CANA neighborhood, the COA permit office and the HLC. I am sure this is not the first time it has happened and I don't expect it to be the last. I don't know if the variance can be taken away, seeing that the building with the variance is already framed and sheathed. I just want them to follow the rules like everyone else and stand behind their word. Again, I just want you to be aware of the situation. I know you are very busy but I appreciate your time reading this.

Best Regards,
Angela White-Tragus
awhigus@gmail.com
512-694-0825

L4
123

PUBLIC HEARING INFORMATION

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Case Number: C15-2016-0082, 2100 E. 14th St.

Contact: Leane Heldenfels, 512-974-2202, leanc.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, July 11th, 2016

HELEN TAYLOR & SUSAN HAWKINS

Your Name (please print)

2012 E. 16TH STREET

Your address(es) affected by this application

Leane Heldenfels *JWH*

Signature

Date

Daytime Telephone: *512-626-7872*

Comments:

*WE OBJECT TO GRANTING OF THIS
VARIANCE FOR AN ADU TO EXCEED
CITY ALLOWED 1100 SQ. FT.
DEVELOPER DID NOT HOLD UP HIS
END OF COMPROMISE SOLUTION AND
THAT THERE SHOULD RECEIVE NO
BENEFIT -*

Comment must be received by noon the day of the hearing to be seen by the Board at this hearing. They may be returned by:

Mail: City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

(Note: mailed comments postmarked after the Wed prior to the hearing will not be received timely)

Fax: (512) 974-6305

Email: leanc.heldenfels@austintexas.gov

*16
124*

26
125

To:
Board of Adjustments
Attn: Leane Heldenfels
PO Box 1088
Austin TX 78767-1088

July 11, 2016

RE: Case # C15-2016-0082 2100 E. 14th Street (Austin TX 78702)

I strongly object to this variance request, for an increase in the maximum size of a second dwelling unit that would exceed the 1,100 square feet permitted by current code.

In the original variance request for this ADU in August/September of 2014, the developer/builder testified to the BOA that the oversized ADU was necessary in order to offset the costs of *preserving and restoring* the existing – at that point in time – original primary home that was over 100 years old. As of March 24 2016, there is no piece of the original structure remaining. The developer/builder did not sufficiently protect and brace the two facades of the original structure that was left after the near-complete demolition of the home months earlier, where all the interior walls, the roof, the floor and all but two exterior walls were demolished.

Rather than stop all work on the site following the collapse/removal of those two façade walls in March (which they very well knew were the last basis for meeting the conditions of the original variance granted by the BOA and necessary for the city building permits), the builder/developer and their contractors continued to furiously work to pour piers and a slab, construct the subfloor/decking, perform framing and other building activities until the Code Enforcement “realized that the property had not yet been zoned Historic and issued a stop work order that remains in effect at this time since the variance called for Historic Zoning to be in place.” (per the letter from Judith Zwarun, President of Newcastle Homes, that is attached to this new variance request).

That stop work order was issued on April 27th, more than one month after the two last-standing façade walls were removed. Newcastle Homes was very aware that the Historic Zoning was not in place, yet continued to build on the property in blatant disregard of the conditions stated by the BOA in their approval of the variance and the permit requirements.

The original testimony given by Lex Zwarun in the BOA hearings in August and September 2014 (I listened and watched the recorded hearings available online), was that the over-sized secondary dwelling unit was necessary to offset the costs of preserving and restoring the existing primary home. Not one iota of that primary home exists today, and therefore there is no hardship basis for granting the variance again other than the desire for additional space than what code permits. Desire for additional space does not prove a hardship worthy of a variance.

Granting this variance will open the door to other builders/developers to construct ADUs that exceed the 1,100 square foot that is permitted today simply for the desire of additional space. Granting this variance will also give Newcastle Homes and the owner of this property more development opportunity than what is available to neighbors, other home owners and builders.

Respectfully submitted,

Kathy Taylor
2012 E. 16th Street, Austin TX 78702

Heldenfels, Leane

LC
126

From: Rachael Shannon [REDACTED]
Sent: Sunday, July 10, 2016 10:19 PM
To: Heldenfels, Leane
Subject: Objection to Variance Request C15-2016-0082
Attachments: Variance_Request_Protest_Letter_C15-2016-0028.jpeg;
Variance_Request_form_C15-2016-0028_R_Shannon.jpeg

Hello Leane Heldenfels,

Please find attached two documents relating to my objection to a variance request for 2100 E 14th St, Austin TX, 78702.

The hearing is tomorrow, July 11.

Please let me know if you have any questions re: these documents.

Best,
Rachael Shannon

--
Rachael Shannon
Operations Manager // Access Art
www.accessartmd.org

//MFA in Community Arts
//Maryland Institute College of Art
[//www.rachaelshannon.com](http://www.rachaelshannon.com)

2/2

PUBLIC HEARING INFORMATION

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Case Number: C15-2016-0082, 2100 E. 14th St.

Contact: Leanne Heidenfels, 512-974-2202, leanne.heidenfels@austintexas.gov


Public Hearing: Board of Adjustment, July 11th, 2016

Rachael Shannon

Your Name (please print)

2101 E 16th ST, Austin TX 78702

Your address(es) affected by this application

 7/10/2016

Signature

Date

Daytime Telephone: 512.743.3385

Comments: I want to be clear that I strongly oppose this variance request. From my perspective, this project & it's developers have done nothing to show respect for & compliance with the initial agreements made. This developer & its associates have proven their already ill reputation of neglecting basic agreements & contracts. I know their claims of the facades falling to be (Cont...

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Mail: City of Austin-Development Services Department/ 1st Floor

Leanne Heidenfels

P. O. Box 1088

Austin, TX 78767-1088

(Note: mailed comments postmarked after the Wed prior to the hearing will not be received timely)

Fax: (512) 974-6305

Email: leanne.heidenfels@austintexas.gov

2/2

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Case Number: C15-2016-0082, 2100 E. 14th St.

Contact: Leane Heldenfels, 512-974-2202, lane.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, July 11th, 2016

BOULTRIO RANUEL

Your Name (please print)

2108-E 16-

Your address(es) affected by this application

Leane Heldenfels

Signature

7-10-16

Date

Daytime Telephone: 512-276-00-38

Comments:

☐ I am in favor
☒ I object

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Mail: City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

(Note: mailed comments postmarked after the Wed prior to the hearing will not be received timely)

Fax: (512) 974-6305

Email: lane.heldenfels@austintexas.gov

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July 10, 2016

Attn: Leane Heldenfels
PO Box 1088
Austin TX 78767
Case #: C15-2016-0082, 2100 E 14th St.
Re: Public Hearing, Board of Adjustment, July 11, 2016

I want to be clear that I strongly oppose this variance request. From my perspective, this project & it's developers have done nothing to show respect for & compliance with the initial agreements made. This developer and it's associates have proven their already ill reputation of neglecting basic agreements and trying to twist and manipulate contracts. Their credibility amongst the immediate neighbors is basically non-existent. I know their claims of being helpless to the facades falling to be false, and have no interest in pretending that this situation is otherwise. I also have no interest in the varying and inconsistent reports of why the walls came down or not. I know and trust my neighbors who were witnesses to this process, and who care deeply about community and the agreements made.

There is no need or basis for a variance as there is no historical preservation occurring, and plenty of profits have already been accumulated by the various parties involved in this project to allow them to complete a project within the confines already established by the city.

If this builder is not capable of being able to manage the simple construction request of maintaining the facades and therefore the agreements regarding the historical value, why would we trust them with being able to build any other worthy structure there? However, the incompetence is not the leading concern here, rather the blatant disrespect, lying, and misrepresentation of the project. It is insulting to everyone who has been involved in this negotiation, and to the legal processes by which we conduct agreements, and participate in community and place-making.

Sincerely,



Rachael Shannon, Owner
2101 E 16th St
Austin TX 78702

512.743.3385

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PUBLIC HEARING INFORMATION

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Case Number: C15-2016-0082, 2100 E. 14th St.

Contact: Leane Heldenfels, 512-974-2202, leaneheldenfels@austintexas.gov

Public Hearing: Board of Adjustment, July 11th, 2016

Sharon L. Shupert
Your Name (please print)

☐ I am in favor
☒ I object

2004 E. 14th St. Austin, TX 78702
Your address(es) affected by this application

[Signature] 7/10/16
Signature Date

Daytime Telephone: (512) 659-3226

Comments: This is a family neighborhood
the building of a large, multi-
family building on a single family
lot creates more traffic as well as
parking issues. In addition, the noise
has shown in the area is along
the lots of a historic structure that
they had agreed to preserve restore.

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Mail: City of Austin-Development Services Department/ 1st Floor
Leane Heldenfels
P. O. Box 1088
Austin, TX 78767-1088

(Note: mailed comments postmarked after the Wed prior to the hearing will not be received timely)

Fax: (512) 974-6305

Email: leaneheldenfels@austintexas.gov

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Case Number: C15-2016-0082, 2100 E. 14th St.

Contact: Leanne Heldenfels, 512-974-2302, leanne.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, July 11th, 2016

Louis Scarff

Your Name (please print)

2202 E 14th St

Your address(es) affected by this application

[Signature]

Signature

Date

Daytime Telephone: (512) 232-4571

Comments: Too large for that lot

☐ I am in favor
☒ I object

7-8-2016

Comment must be received by noon the day of the hearing to be seen by the Board at this hearing. They may be returned by:

Mail: City of Austin-Development Services Department/ 1st Floor
Leanne Heldenfels
P. O. Box 1088
Austin, TX 78767-1088

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Fax: (512) 974-6305

Email: leanne.heldenfels@austintexas.gov

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Case Number: C15-2016-0082, 2100 E. 14th St.

Contact: Leane Heidenfels, 512-974-2202, leaneheldenfels@austintexas.gov
Public Hearing: Board of Adjustment, July 11th, 2016

LITTO ELIO PORTO

Your Name (please print)

☐ I am in favor
☒ I object

2006 E. 14th

Your address(es) affected by this application

LEPORT

Signature

07-08-16

Daytime Telephone:

512 300 4452

Date

Comments:

Granting a variance for oversized ADU sets a precedent for other buildings to do the same.

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 Leane Heidenfels
 P. O. Box 1088

Austin, TX 78767-1088

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Fax: (512) 974-6305

Email: leaneheldenfels@austintexas.gov

Heldenfels, Leane

24
133

From: Stephanie Amack [REDACTED]
Sent: Tuesday, July 05, 2016 9:24 PM
To: Heldenfels, Leane
Subject: C15-2016-0082, 2100 E. 14th St.

Hi,

I am writing about Case Number C15-2016-0082 located at 2100 E 14th St. I object to the variance request. Living right down the street, I pass by the property daily and it seems that most of the exterior of the second dwelling (was a variance needed for that? If so, I do not think I received a notice) is already built. Unfortunately, I think this a common practice developers use: build the house first and ask for permission later.

I would appreciate a follow-up in this matter.

Thank you,
Stephanie Amack
2201 E. 14th St.

3/16

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Case Number: C15-2016-0082, 2100 E. 14th St.
Contact: Leane Heldenfels, 512-974-2202, leana.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, July 11th, 2016

Manuel Cavazos
Your Name (please print)

2106 E. 14th St, Austin Tx 78702
Your address(es) affected by this application

Daytime Telephone: (832) 282-4175
Signature: [Signature] Date: 07/03/16

☒ I am in favor
☐ I object

Comments: Please allow this case to be approved. This project has been sitting in limbo for too long. I would like to see this corner completed, and so it can quit being an eye sore. ~~but~~ Please feel free to contact me with any questions.

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Mail: City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels
P. O. Box 1088

Austin, TX 78767-1088

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Fax: (512) 974-6305

Email: leana.heldenfels@austintexas.gov

3/13/16

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- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
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Case Number: C15-2016-0082, 2100 E. 14th St.
 Contact: Leane Heidenfels, 512-974-2202, leaneheldenfels@austintexas.gov
 Public Hearing: Board of Adjustment, July 11th, 2016

Leane Heidenfels
 Your Name (please print)

2107 E. 14th St. #102

Your address(es) affected by this application

Leane Heidenfels 07/12/2016
 Signature Date

Daytime Telephone: (214) 300-1013

Comments: I would like to say that I'm very disappointed in how long this has taken to resolve, I want to appear the request to increase the maximum size of the second dwelling unit from 1,100 sq ft to 1,350 sq ft. That only ~~increases~~ decreases the take advantage of the size of the lot, it ~~allows~~ increases the chances of a family to have it. Thank you,
 Comment must be received by noon the day of the hearing to be seen by the Board at this hearing. They may be returned by:

Mail: City of Austin-Development Services Department/ 1st Floor
 Leane Heidenfels
 P. O. Box 1088
 Austin, TX 78767-1088

(Note: mailed comments postmarked after the Wed prior to the hearing will not be received timely)
 Fax: (512) 974-6305
 Email: leaneheldenfels@austintexas.gov

3/8

Search

Invite

Michael



PLEASE VOTE!!

Sharon Shuppert from Chestnut

<https://www.surveymonkey.com/r/YYXP3KB>

1 d ago

Please help stop Newcastle Homes from building not one, but two monster, multi-family buildings on the property at 2100 E 14th St. They have disregarded their agreement to preserve the 1906 home which was located on the property (they put up a covered fence and proceeded to bulldoze the historic home WITHOUT A PERMIT, and proceed to construct the foundation for a huge new, two story building.

In addition, they have proceeded with the construction of the second building on the same lot at 2100 E 14th St, bypassing required inspections (primarily the foundation inspection).

They have taken advantage of our compromise allowing them to build a second, large, two story structure in order to offset their cost of preserving and restoring the historic 100 year old + home in our neighborhood. They literally bulldozed their way into getting what they wanted.

You may also be interested to know that they, Newcastle Homes, purchased the property at 2100 E 14th St. for \$160K and flipped it for over \$600,000. We do not know the stance of the new owner on the agreed upon preservation of historic home. I am hopeful that they understand that the building permits were given to Newcastle on the condition of preserving the historic home.

Please cast your vote to postpone the decision on the requested variance in order that the Chestnut Neighborhood committee can meet and discuss the case on 8/8. Also, please vote to oppose the variance request. It only takes a minute and is anonymous.

<https://www.surveymonkey.com/r/YYXP3KB>

ONLY ONE PERSON PER HOUSEHOLD MAY VOTE.

2100 E. 14th BOA Variance - Chestnut NPCT Vote...

Web survey powered by SurveyMonkey.com. Create your o...

PUBLIC HEARING INFORMATION

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Case Number: C15-2016-0082, 2100 E. 14th St.

Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, July 11th, 2016

Patricia Bedford
 Your Name (please print)

☒ I am in favor
☐ I object

1304 Colorado Street
 Your address(es) affected by this application

Patricia Bedford
 Signature

7-9-16
 Date

512 736-3501
 Daytime Telephone:

You stated everything cited new you want to change that was not agreed upon? Do what you said first
 Comments:

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Mail: City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

(Note: mailed comments postmarked after the Wed prior to the hearing will not be received timely)

Fax: (512) 974-6305

Email: leane.heldenfels@austintexas.gov

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Contact: Leane Heidenfels, 512-974-2202, leane.heidenfels@austintexas.gov
Public Hearing: Board of Adjustment, July 11th, 2016

Your Name (please print)

☒ I am in favor

☐ I object

Your address (affected by this application)

2207 E 14th St Austin, TX 78702

Signature

Date

Daytime Telephone: 310 467-1548

Comments: Please, Please, Please allow this

variance to move forward. I just

want to see this corner finished!

It's been too long for this

project not to be completed by

now.

Comment must be received by noon the day of the hearing to be seen by the Board at this hearing. They may be returned by:

Mail: City of Austin-Development Services Department/ 1st Floor

Leane Heidenfels

P. O. Box 1088

Austin, TX 78767-1088

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