
LANDMARKS COMMISSION

June 30, 2009

Minutes

Members Present: Rick Weatherl
Robert Calk
Steve Butman
Bill Minter
Dr. Michael E. McClellan
Phil Miller

Members Absent:
Laura Wardroup
Peebles Lee
Tina Cargile - Alternate

Staff Present: Ben Bryner, Planning Services Manager
Molinda Parker, Senior Planner, Historic Preservation Officer
Kelley Messer, Assistant City Attorney

Guests: Ronnie Hodges & R. J. Collins, Applicants

Mr. Weatherl called the meeting to order at 4:00 PM, declared a quorum present, and read the opening statement.

Minutes of the May 26, 2009 meeting were submitted for approval. Dr. McClellan made the first motion to approve the minutes and Mr. Butman seconded the motion. The vote for approval was unanimous (6-0).

Agenda Item 3: CA-2009-04, Public hearing, discussion and possible approval of an application for a Certificate of Appropriateness submitted by Ronnie Hodges, New Life Housing Foundation, to develop Anson Park Seniors, an 80 unit residential complex, to be located at the northwest corner of Ambrocio Flores Jr. Rd. and Vogel Ave. (Tract 1 – 8.73 acres) adjacent to the J.H. Ball House at 2442 Old Anson Road (Tract 2- 1.55 acres).

Mr. Weatherl read the above case description and asked Ms. Parker to give the staff report. Ms. Parker reviewed the staff report and presented aerial photos of the property, PDH Ordinance 23-2005 and the site plan for the proposed project, highlighting the view-shed of the existing historic property.

Mr. Weatherl opened the discussion to the public and asked Ms. Hodges to address the commission. Ms. Hodges identified herself as the agent for the New Life Housing Foundation located at 8453 Lyndon Lane, Austin, Texas. Ms. Hodges described the proposed project as a low to moderate income facility for seniors 55 years and older. She discussed the need for this type of housing to serve the senior residents of the surrounding Sears neighborhood. It was demonstrated that no permanent structures will obscure the view of the Ball House and garage from Ambrocio Flores Jr. Road. Only a shuffle board and croquette court will occupy the “view-shed” area. The buildings will be one-story “pods” and like the clubhouse will mimic the style of the Ball House in both design and material. Sample materials were shown to the commissioners highlighting the similar brick and paint colors and also the design elements that reflect the architectural style of the Ball House.

Mr. Weatherl asked how many individual units will be housed within a “pod” Ms. Hodges replied that each “pod” will be comprised of four units or apartments. There will be both one and two bedroom units ranging in size from 780 square feet to 1020 square feet.

Mr. Calk asked how many units will be built in Phase I and II. Ms. Hodges responded that Phase I will house 80 units and another 36 units are planned for Phase II on the remaining 3 acres. Mr. Weatherl asked for more public comments. Pastor Pecina identified himself as the pastor of the New Life Temple located at 2442 Old Anson Road. The Ball House has been converted for use as the church’s administrative offices. Pastor Pecina presented articles, such as old photographs, a vintage camera and other artifacts that have been collected on the property formerly belonging to Dr. Ball and his family. Pastor Pecina commented that the church staff members agreed to display these items in the dining room of the Ball House in recognition of its historic significance. Plans for future development, by the New Life Temple, of the 12 acres adjacent to the Ball House include a new sanctuary, Bible College and banquet hall.

Mr. Weatherl closed the public hearing. Mr. Minter made a motion to approve the New Life Housing Foundation’s request for a Certificate of Appropriateness for the Anson Park Seniors Project. Mr. Calk seconded the motion. The vote for approval was (6-0).

Adjourn

Approved: _____, Chairman
Date: _____