

HISTORIC LANDMARK COMMISSION
OCTOBER 23, 2017
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14H-1981-0018
Kenney House
611 W. 22nd Street

PROPOSAL

Restore the house to its 1920s appearance, and remove historic zoning from the rear and east of the property to accommodate the construction of a new building on a portion of this site and adjacent sites.

PROJECT SPECIFICATIONS

Restoration: The applicant proposes the restoration of the building to its original 1920s configuration by removing a rear addition that was constructed in the early 1930s in a Classical Revival style, and architecturally incongruous with the original sections of the house. After removal of the addition, the applicant proposes to restore the original fenestration pattern on the rear of the second story of the house, and to return to the Commission with a plan to reconstruct the rear elevation, once that elevation is revealed after removal of the addition.

The applicant further proposes to removal of historic zoning from the rear and east portion of the lot to allow for the construction of a new building on this and adjacent sites. The applicant proposes a 5-foot buffer with an additional 5-foot open space between the line of historic zoning and the line of non-historic zoning around the house. The applicant has not provided construction plans for the new building for the Commission to review, but indicates that the first two floors of it will be glass, allowing for greater visibility of the historic house from adjacent properties. The structural columns of the proposed new building will be approximately 10 feet from the historic house; the actual wall of the proposed new building will be 17 feet from the historic house.

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.
- Changes which have taken place over time are evidence of the history and development of a building, structure, or site and its environment. Recognize and respect the changes, which may have acquired significance in their own right.
- 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.

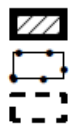
- Construct new additions or alterations to structures in such a manner that if such addition or alteration were to be removed in the future, the essential form and integrity of the structure will be unimpaired.

COMMITTEE RECOMMENDATIONS

The Committee recommends approval of the Certificate of Appropriateness for the removal of the rear addition and recommends that the applicant return with the full proposal for the treatment of the rear elevation of the house. The Committee was not comfortable with the removal of historic zoning at this time.

STAFF RECOMMENDATION

Staff recommends the approval of the Certificate of Appropriateness for the removal of the rear addition and recommends that the applicant return with a full proposal for the treatment of the rear elevation of the historic house once the removal of the addition provides the evidence necessary to determine the appropriate means for restoration or reconstruction of the rear elevation. Staff understands the reservations of the Committee to recommend the removal of historic zoning without the guarantees that the proposed new structure will not compromise the historic character of the existing house, and therefore recommends that the Commission give a tentative approval to the removal of historic zoning pending further drawings from the applicant showing the relationship of the proposed new building with the historic structure, and ensuring the continuing integrity of the historic building. The purpose of historic zoning is to protect the historic structure and its environment; the Committee noted that they wanted to see modifications to the proposal for the new building that respect the environment of the historic building to a greater degree, including setting back the north street presence of the new building so that it does not present beyond the galleries of the existing house. However, staff also recognizes that obtaining the requisite zoning, in this case the removal of historic zoning from a portion of the tract, is necessary for the financing of the new structure and to ensure the restoration of the historic house, so offers the compromise of a Commission commitment to remove the historic zoning from the affected portion of the parcel, and to return to the Commission in July, 2018, when all other details of the adjacent development have been evaluated for their effects on the historic building.



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1" = 141'

NOTIFICATIONS

CASE#: C14H-1981-0018
 LOCATION: 611 W 22nd 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.



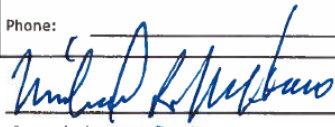

DATE of SUBMISSION:



Application for Certificate of Appropriateness for a City Landmark or Local Historic District

Adopted December 2012

10:30

Permit Information	
For Office Use Only	BP- _____ PR- _____ C14H/LHD - _____
	Property Name or LHD: _____ Contributing/Non-contributing
	<input type="checkbox"/> RELEASE PERMIT <input type="checkbox"/> DO NOT RELEASE PERMIT <input type="checkbox"/> HLC REVIEW _____ FEE PAID: \$ _____
	HISTORIC PRESERVATION OFFICE _____ DATE: _____
Property Information	
Address: 611 W. 22 ND ST. AUSTIN, TX 78705	
Scope of Work	
REPAIR AND RESTORE EXISTING BUILDING TO 1922 "PERIOD OF SIGNIFICANCE". REMOVE ANOMALOUS POST 1935 ADDITION & RESTORE RESULTING "NEW" SOUTH FACADE. REMOVE "H" ZONING FROM THE PROPERTY, STARTING 5' AWAY FROM THE EXISTING BUILDING.	
Applicant	
Name: CLAYTON & LITTLE ARCHITECTS, GEORGE WILCOX	
Address: 2201 N. LAMAR BLVD.	
City/Zip: AUSTIN, TX 78705	
Phone: 512.477.1727 x 212	
Email: GEORGE@CLAYTONANDLITTLE.COM	
Owner	
Name: VILLA RIO, L.P. BRAD ZUCKER	
Address: 6543 SEWanee	
City/Zip: HOUSTON, TX 77005	
Phone: 281.610.8935	
Email: BRADZUCKER@COMCAST.NET	
Architect or Contractor Information	
Company: - SAME AS APPLICANT ABOVE	
Address: _____	
City/Zip: _____	
Phone: _____	
Owner's Signature Authorized agent	<div style="display: flex; justify-content: space-between;"> <div>  Date 6/6/18 </div> <div>  Date 6.5.18 </div> </div>



**Professional Land Surveying, Inc.
Surveying and Mapping**

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

**0.128 ACRES ZONING DESCRIPTION
CITY OF AUSTIN, TRAVIS COUNTY**

A DESCRIPTION OF 0.128 ACRES (APPROXIMATELY 5,581 SQ. FT.), BEING A PORTION OF LOTS 1 AND 2, LOUIS HORST'S SUBDIVISION OF OUTLOT NO. 23 1/2, DIVISION D, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME Z, PAGE 594 AND VOLUME Z, PAGE 613 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO VILLA RIO, L.P., IN A GENERAL WARRANTY DEED DATED MAY 11, 2018 AND RECORDED IN DOCUMENT NO. 2018074775 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.128 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a Mag nail with "Chaparral" washer set at the intersection of the south right-of-way line of West 22nd Street (60' right-of-way width) and the east right-of-way line of Rio Grande Street (60' right-of-way width) and also being the northwest corner of said Lot 1;

THENCE South 86°29'12" East, with the south right-of-way line of West 22nd Street, same being the north line of Lot 1, a distance of 75.37 feet to a calculated point, from which a 1/2" rebar with "Chaparral" cap set at the intersection of the south right-of-way line of West 22nd Street and the west line of a 20' alley described in Volume Z, Page 594 and Volume Z, Page 613 of the Deed Records of Travis County, Texas and also being the northeast corner of Lot 1, bears South 86°29'12" East, a distance of 47.12 feet;

THENCE crossing Lot 1 and said Lot 2, the following two (2) courses and distances:


1. South 03°31'59" West, a distance of 74.12 feet to a calculated point;
2. North 86°28'01" West, a distance of 75.26 feet calculated point in the east right-of-way line of Rio Grande Street, same being the west line of Lot 2, from which an "x" in concrete found in the east right-of-way line of Rio Grande Street, being in the west line of Lot 3, said Louis Horst's subdivision and also being the northwest corner of a 0.176 acre tract described in Document No. 2018074775 of the Official Public Records of Travis County, Texas, bears South 03°26'49" West, a distance of 26.52 feet;

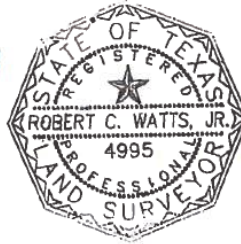
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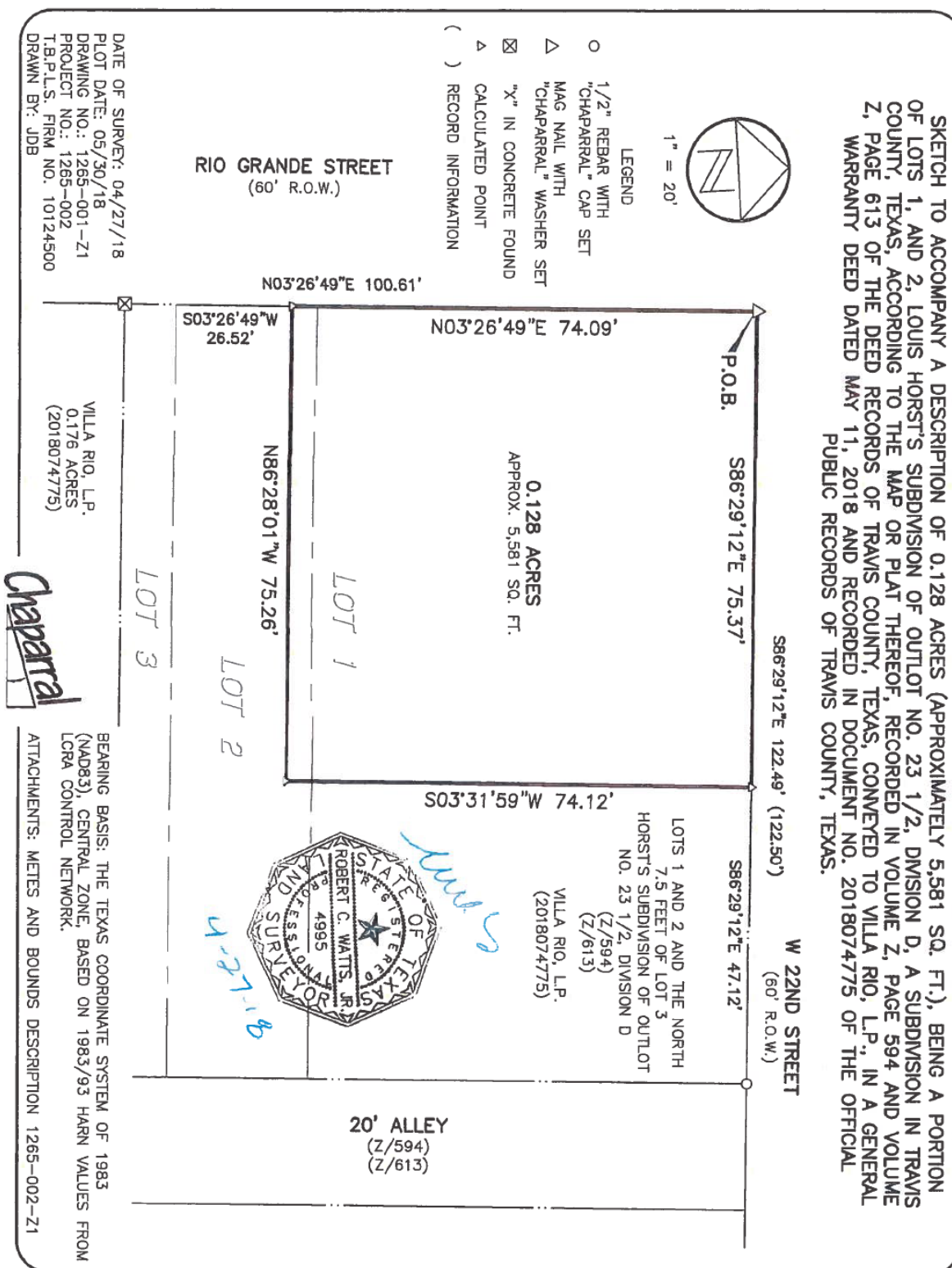
THENCE North 03°26'49" East, with the east right-of-way line of Rio Grande Street, same being the west lines of Lots 1 and 2, a distance of 74.09 feet to the **POINT OF BEGINNING**, containing 0.128 acres of land, more or less.

Surveyed on the ground April 27, 2018. Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS Solutions from The National Geodetic Survey (NGS) On-Line Positioning User Service (OPUS).

Attachments: Survey Drawing No. 1265-002-Z1

 4-27-18
Robert C. Watts, Jr. Date
Registered Professional Land Surveyor
State of Texas No. 4995
T.B.P.L.S. Firm No. 10124500





Survey for the portion of the tract retaining historic zoning.



**Professional Land Surveying, Inc.
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Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

**0.155 ACRES ZONING DESCRIPTION
CITY OF AUSTIN, TRAVIS COUNTY**

A DESCRIPTION OF 0.155 ACRES (APPROXIMATELY 6,760 SQ. FT.), BEING A PORTION OF LOTS 1, 2 AND THE NORTH 7.5 FEET OF LOT 3, LOUIS HORST'S SUBDIVISION OF OUTLOT NO. 23 1/2, DIVISION D, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME Z, PAGE 594 AND VOLUME Z, PAGE 613 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO VILLA RIO, L.P., IN A GENERAL WARRANTY DEED DATED MAY 11, 2018 AND RECORDED IN DOCUMENT NO. 2018074775 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.155 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an "x" in concrete found in the east right-of-way of line of Rio Grande Street (60' right-of-way width), same being the west line of said Lot 3 and also being the northwest corner of a 0.176 acre tract described in Document No. 2018074775 of the Official Public Records of Travis County, Texas;

THENCE North 03°26'49" East, with the east right-of-way line of Rio Grande Street, same being the west lines of said Lots 2 and 3, a distance of 26.52 feet to a calculated point, from which a Mag nail with "Chaparral" cap set for the intersection of the east right-of-way line of Rio Grande Street and the south right-of-way line of West 22nd Street (60' right-of-way width) and also being the northwest corner of said Lot 1, bears North 03°26'49" East, a distance of 74.09 feet;

THENCE crossing Lots 1 and 2, the following two (2) courses and distances:

1. South 86°28'01" East, a distance of 75.26 feet to a calculated point;
2. North 03°31'59" East, a distance of 74.12 feet to a calculated point in the south right-of-way line of West 22nd Street, same being the north line of Lot 1;

THENCE South 86°29'12" East, with the south right-of-way line of West 22nd Street, same being the north line of Lot 1, a distance of 47.12 feet to a 1/2" rebar with "Chaparral" cap set at the intersection of the south right-of-way line of West 22nd Street and the west line of a 20 foot alley described in Volume Z, Page 594 and Volume Z, Page 613 of the Deed Records of Travis County, Texas and also being the northeast corner of Lot 1;

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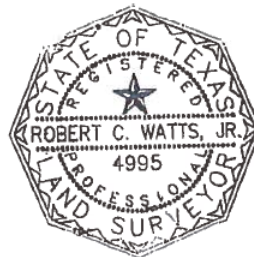
THENCE South $03^{\circ}26'45''$ West, with the west line of the 20 foot alley, same being the east lines of Lots 1, 2 and 3, a distance of 100.90 feet to a 1/2" rebar with "Chaparral" cap set for the northeast corner said 0.176 acre tract;

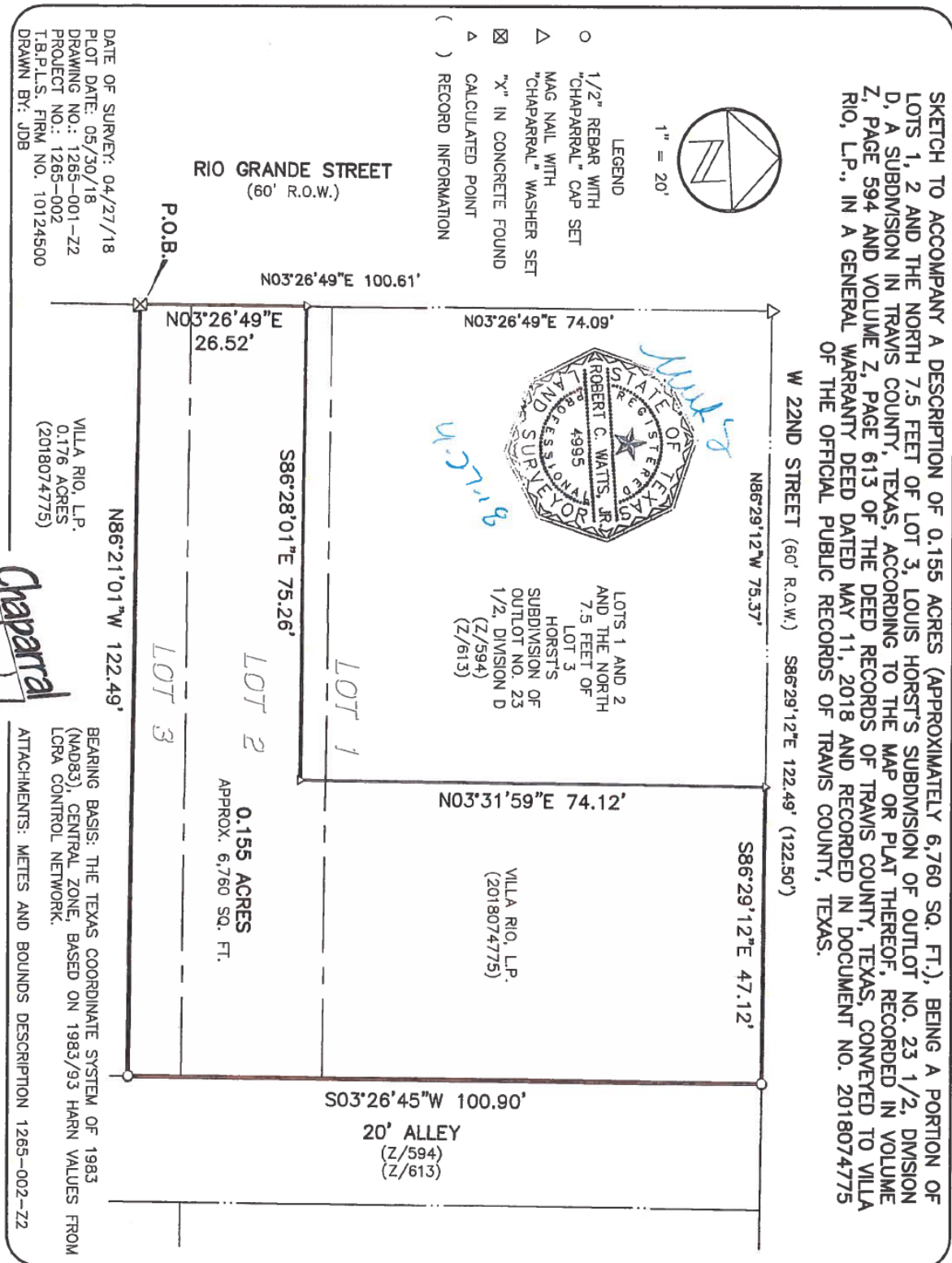
THENCE North $86^{\circ}21'01''$ West, crossing Lot 3, with the north line of the 0.176 acre tract, a distance of 122.49 feet to the **POINT OF BEGINNING**, containing 0.155 acres of land, more or less.

Surveyed on the ground April 27, 2018. Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS Solutions from The National Geodetic Survey (NGS) On-Line Positioning User Service (OPUS).

Attachments: Survey Drawing No. 1265-002-Z2

RCW 4-27-18
Robert C. Watts, Jr. Date
Registered Professional Land Surveyor
State of Texas No. 4995
T.B.P.L.S. Firm No. 10124500





Survey for the portion of the tract proposed for the vacation of historic zoning.