

- X Functionality
- X Common Yard Amenities
- X "Urnite" Rationale





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Subject Area	Precedent (McMath)	2002 Scenic
Who	Historic Association	—
What	Integrated Site Features	Common Yard Amenities
Where	Intentional	Functional
How	Distinct and Unique Style	Unverified “Urnite” Claims

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Subject Area	Precedent (McMath)	2002 Scenic
Who	✓	✗
What	✓	✗
Where	✓	✗
How	✓	✗

2002 Scenic's landscape features are not historic.
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“The property appears to have a significant and unique designed landscape with aesthetic and historical value. Some landscape features, including the arched bridge and bench, appear to incorporate Delisle’s Urnite material. This material is rare today. Additionally, the landscape designed by Delisle specifically relates to his architectural vision for the house, with meandering walks, an expansive lawn, and an early swimming pool built into the hillside topography to provide a river view.”

Staff Report’s Landscaping Rationale Relies on Three Claims:

- 1. That Delisle designed the landscaping – UNVERIFIED**
- 2. That the landscaping features Urnite – UNVERIFIED**
- ~~3. That the landscaping has significant and unique value.~~

Urnite

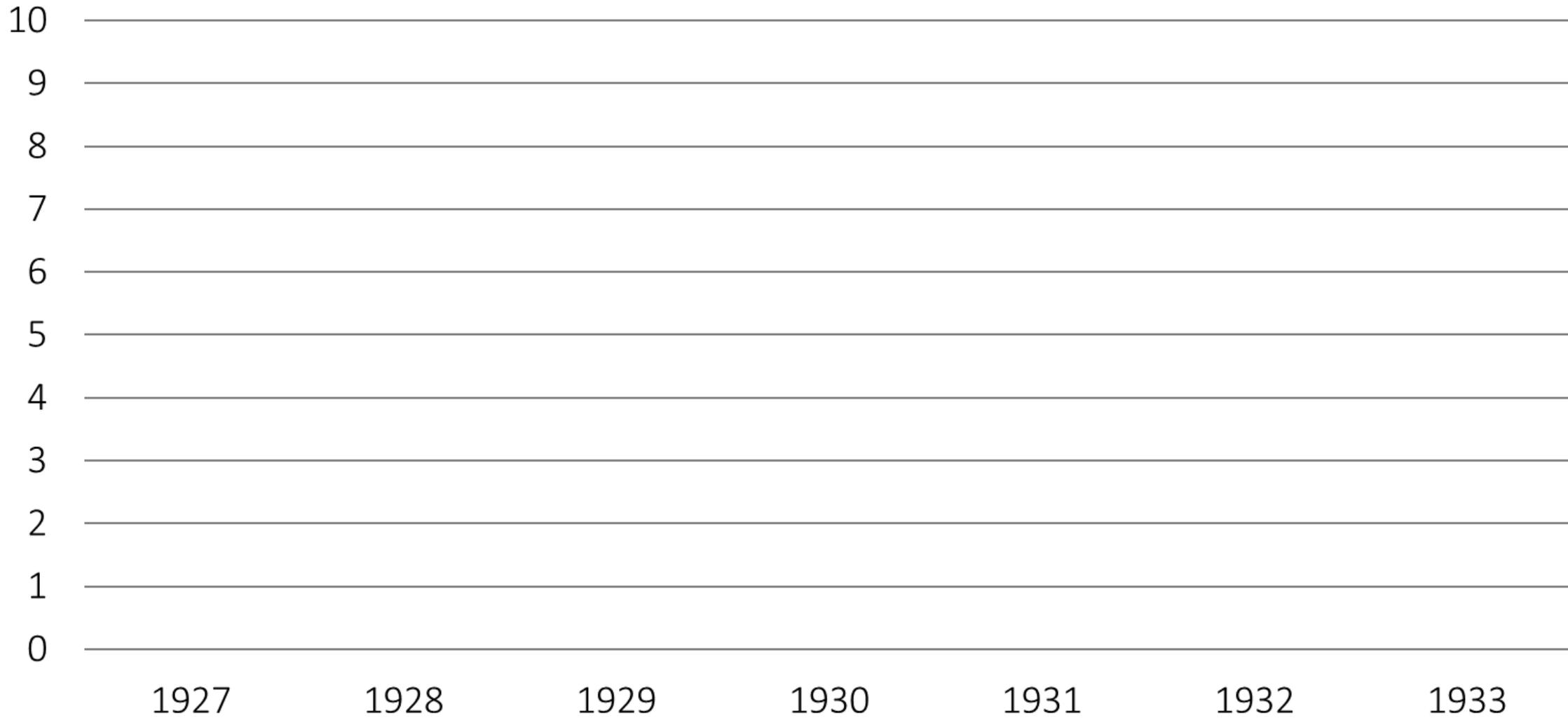
- “Urnite” is NOT historic. It was a short-lived and failed business venture.
- Delisle is NOT historic. HLC chose not to invoke the Historic Association criterion.
- Delisle’s connection to “Urnite” is tenuous. He was just one of “the men who owned stock.”

Increasing its capital stock from \$5000 to \$30,000, the Urnite Manufacturing company, synthetic stone manufacturing company and one of Austin's newest, will open on Sept. 1 a plant triple the size of its present one, Max Werkenthin, president of the company, said Monday morning.

The controlling interest in the company will be kept by the original stockholders, Mr. Werkenthin said, and those stockholders will constitute the board of directors.

The men who owned stock in the company when it first opened operations in April were C. F. Paul, Max Werkenthin, R. M. DeLisle, H. M. Bohn and M. Holck.

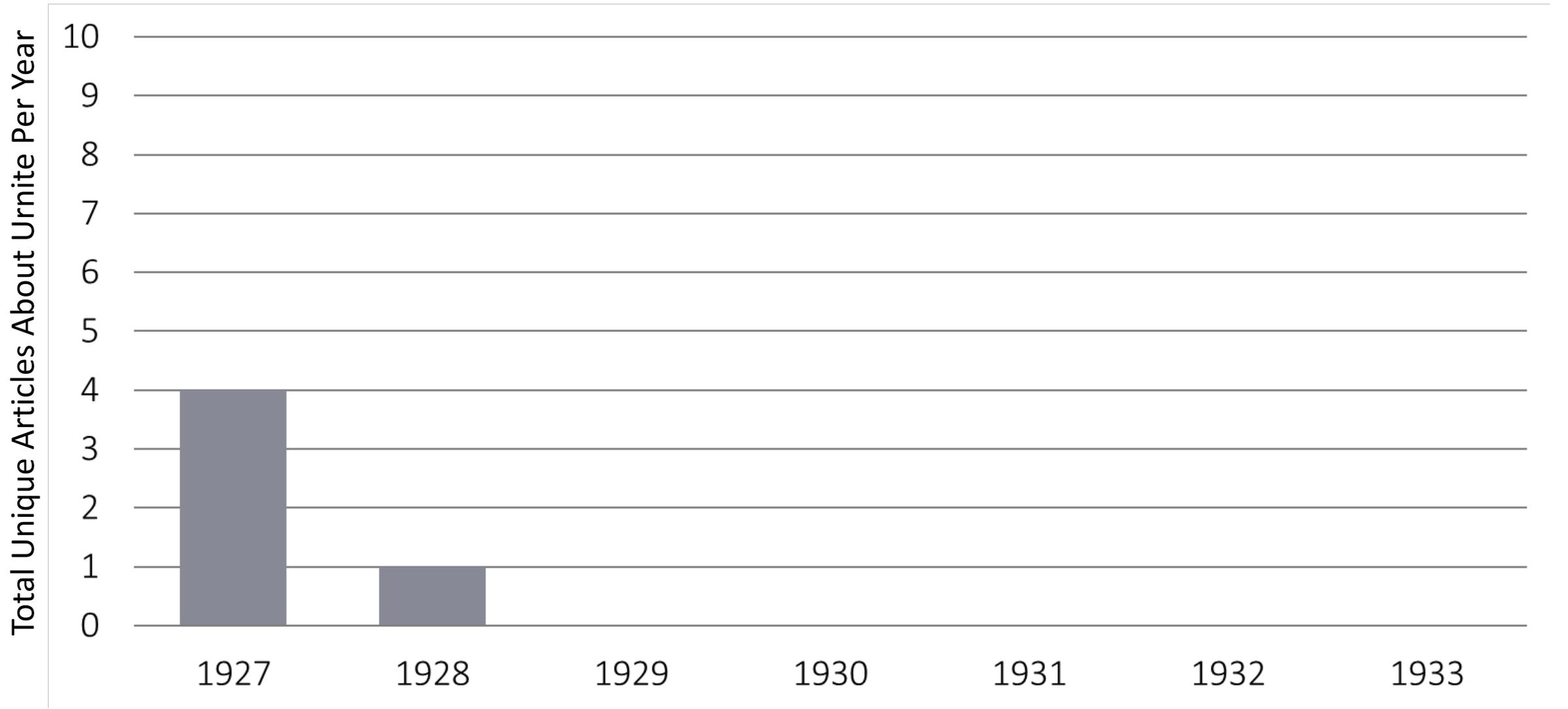
Total Unique Articles About Urnite Per Year



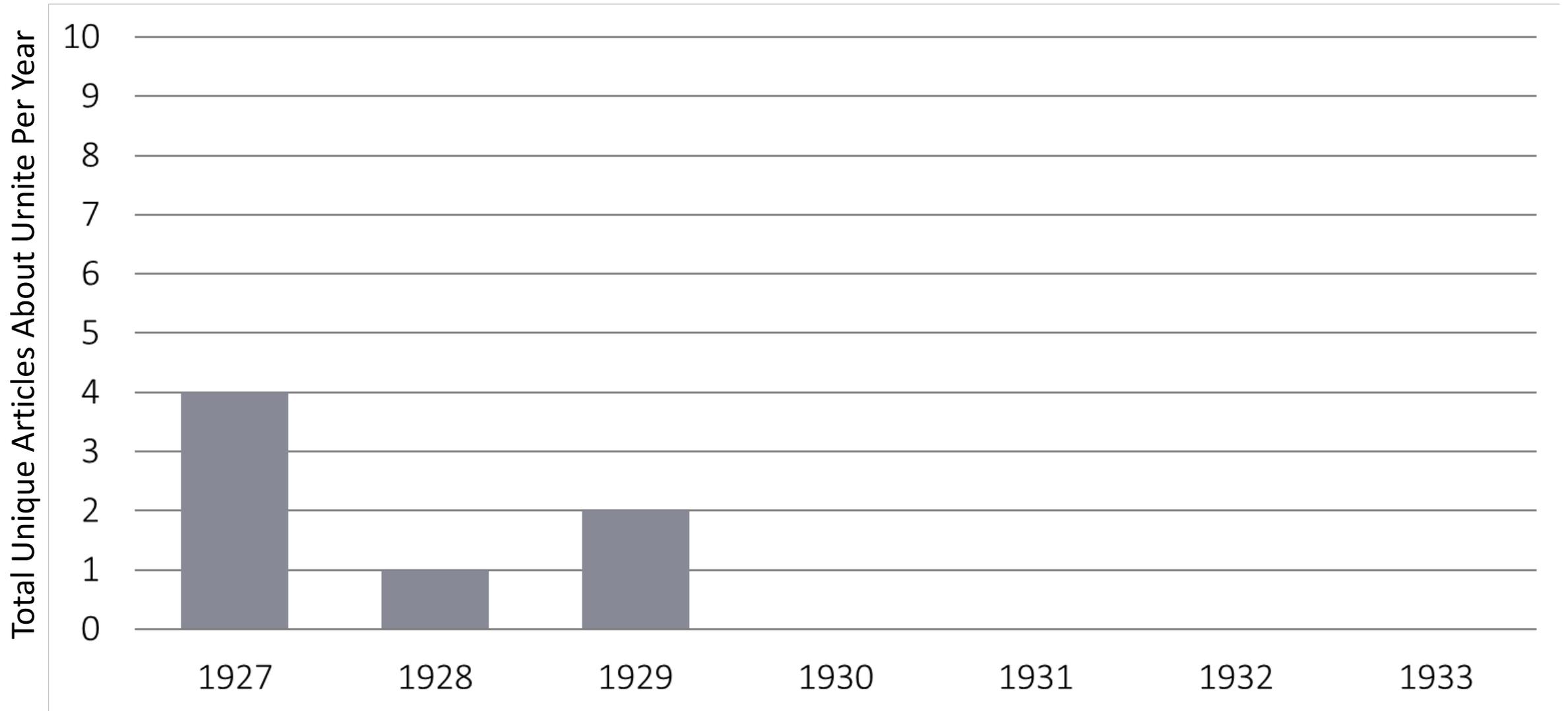
We reviewed every newspaper archive reference available related to “urnite.”



There were four unique articles about “urnite” in 1927, the year the Urnite Manufacturing Company was founded.



There was one more "urnite" article in 1928.



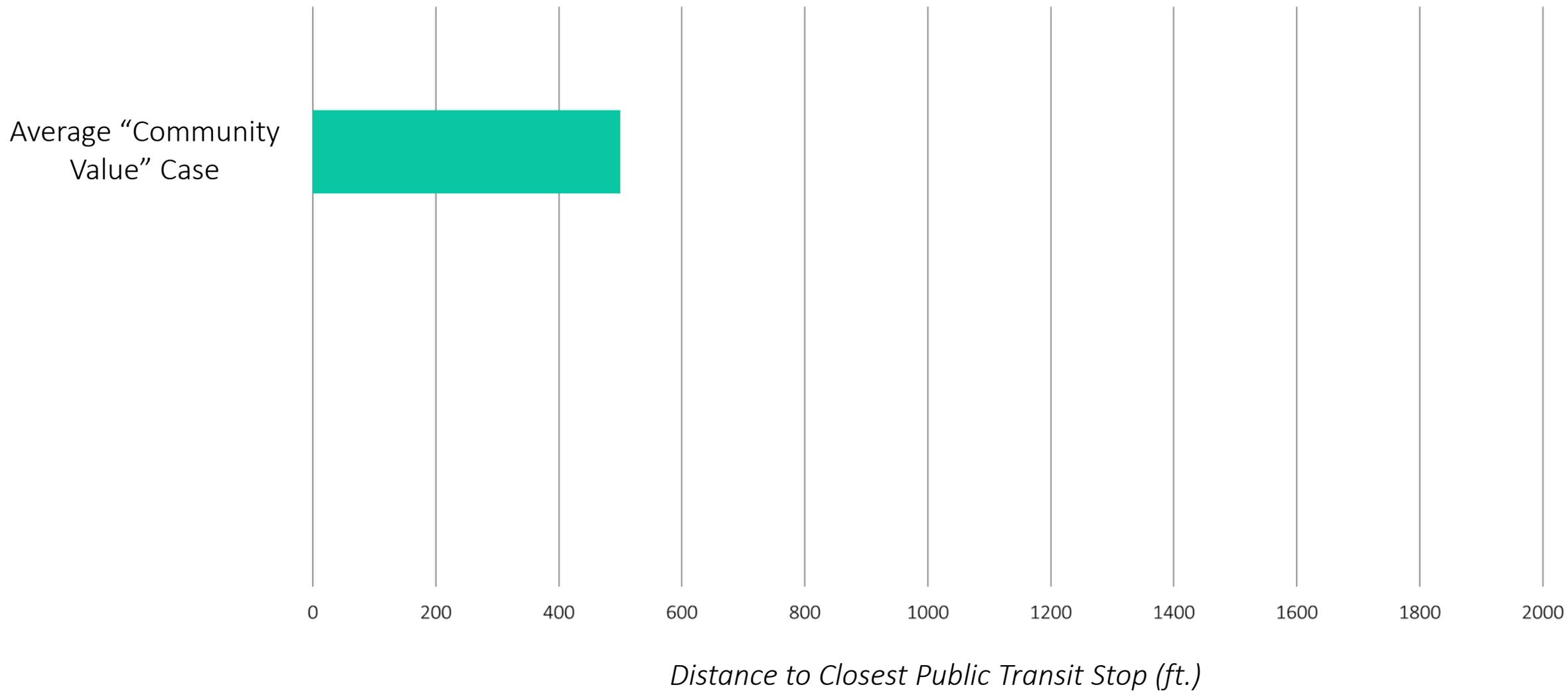
And two more “urnite” articles in 1929. After that we were unable to locate more “urnite” articles.

“Community Value” Factors

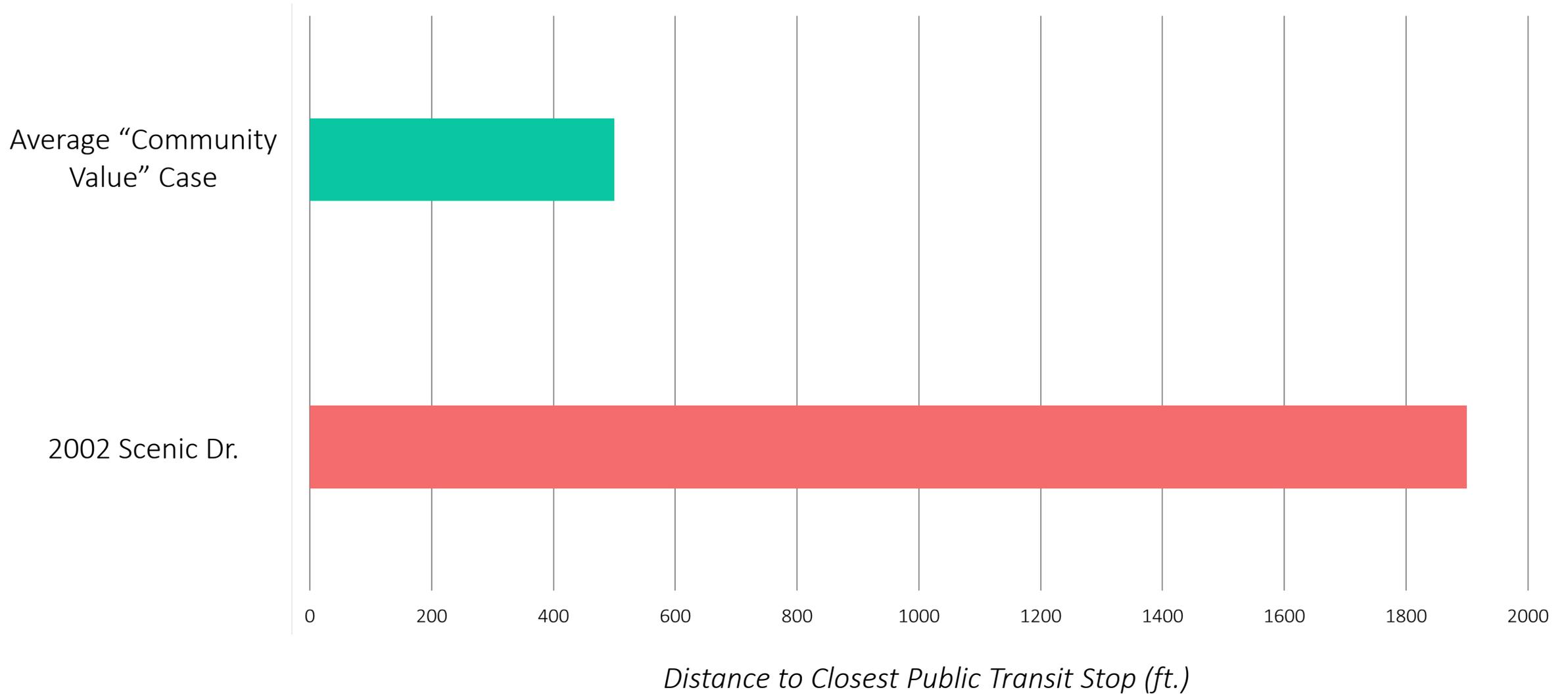
Precedential Cases

Accessible Location	✓
Visually Accessible	✓
Publicly Accessible / Public Purpose	✓
Connection to Black or Latinx History	✓

We reviewed every historic zoning case in the city’s system over the past decade in order to determine precedent for what constituted “Community Value.”

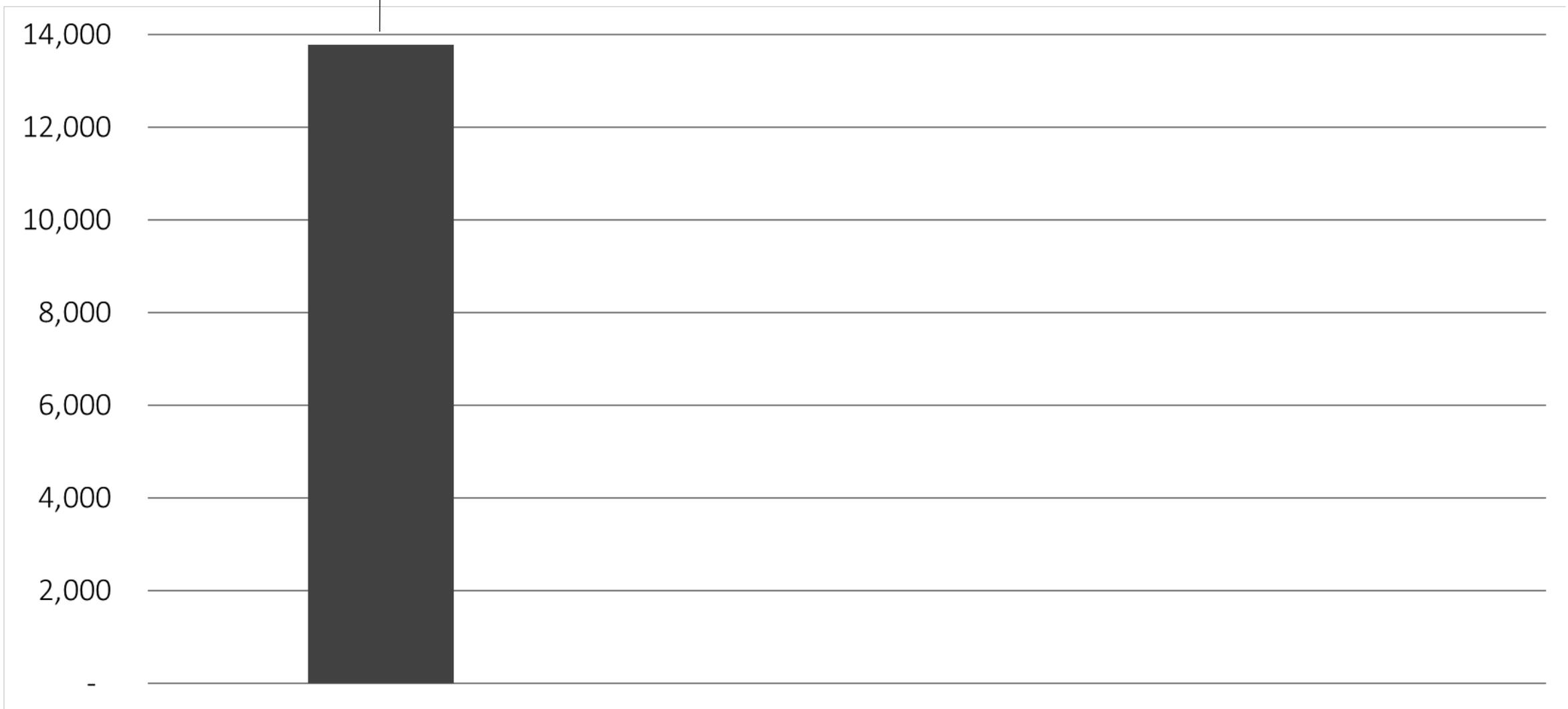


“Community Value” cases tend to be accessible to the broader Austin community.



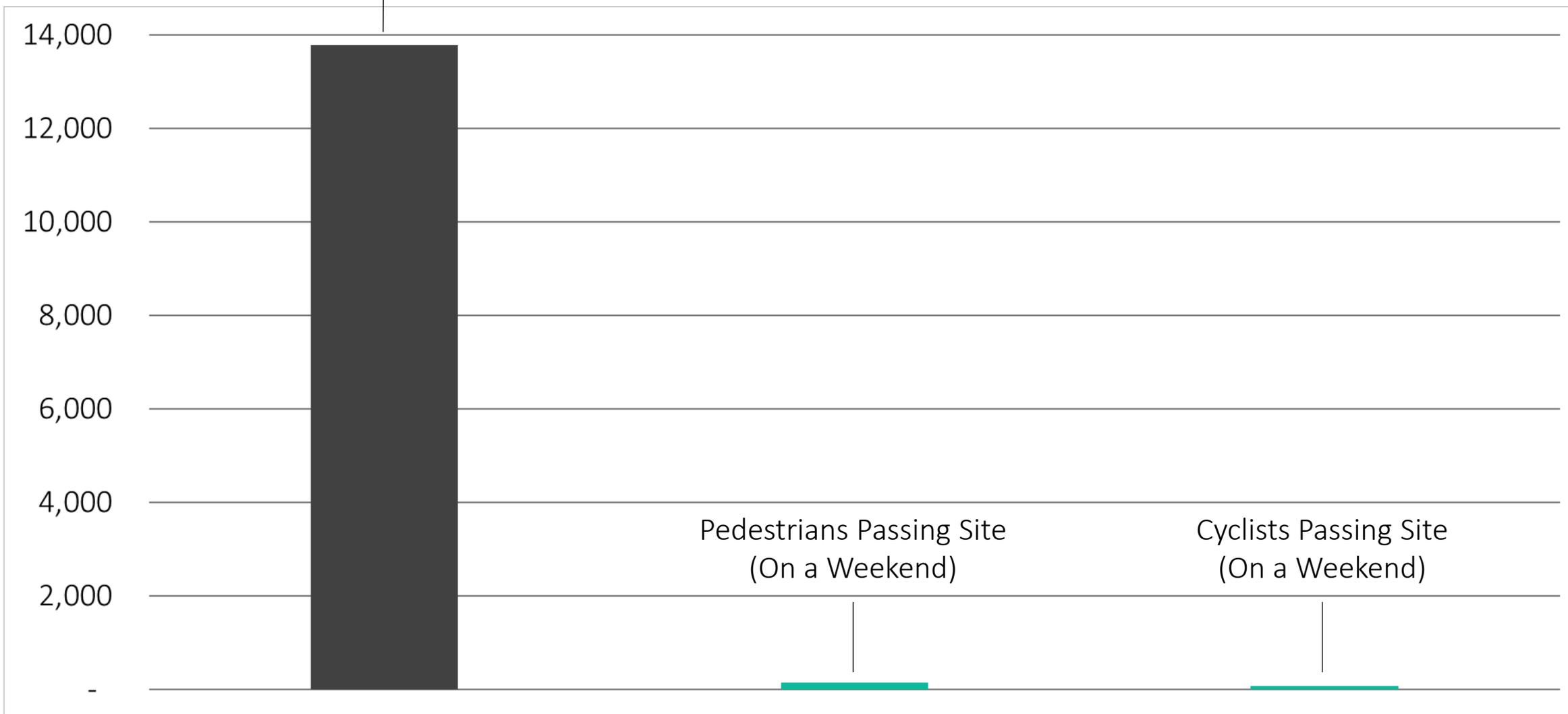
2002 Scenic is nearly four times farther away from public transit than the average "Community Value" case.

Population in WANG Boundaries



According to the Census Bureau, there are a little bit less than 14,000 people in the neighborhood (West Austin Neighborhood Group).

Population in WANG Boundaries



Yet a transportation study found only 151 pedestrians and 66 cyclists passing this property over an entire weekend (48 hours, Saturday and Sunday). Combined, that is less than 2 percent of the neighborhood.



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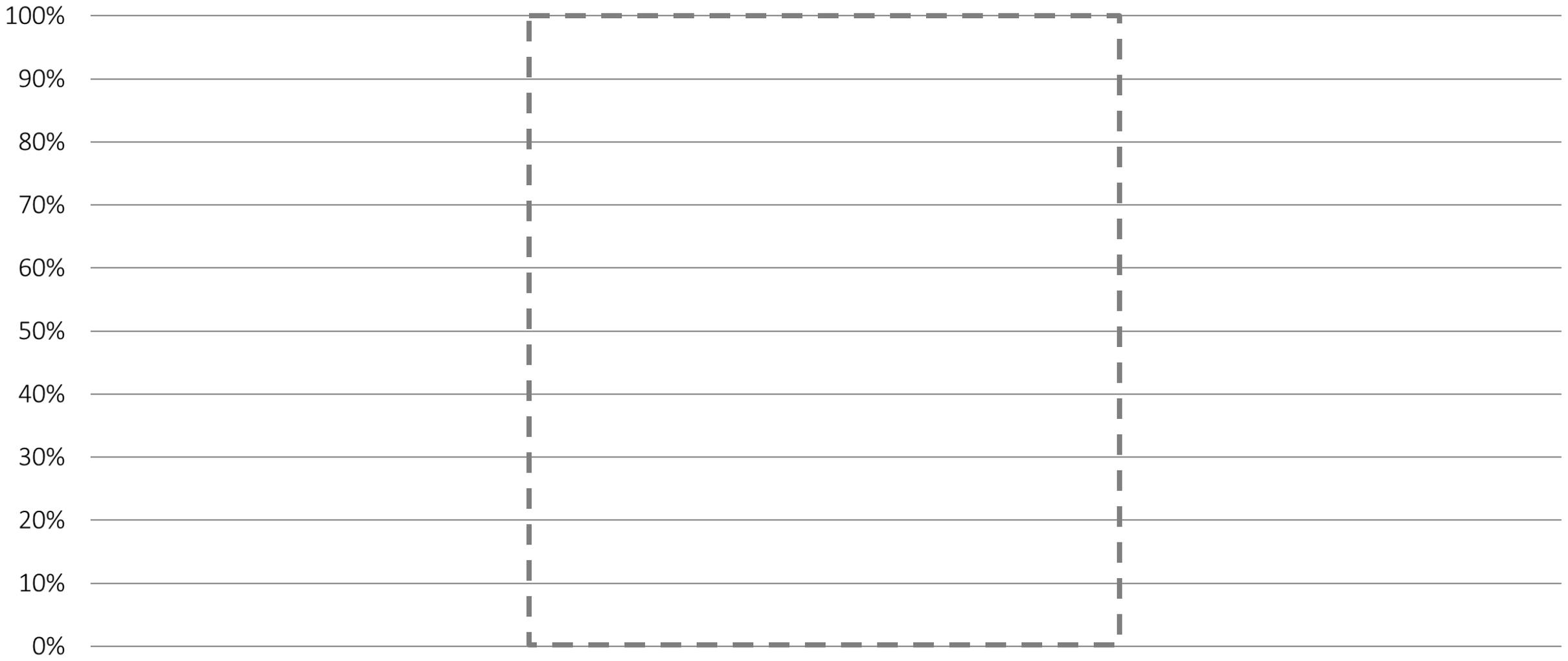
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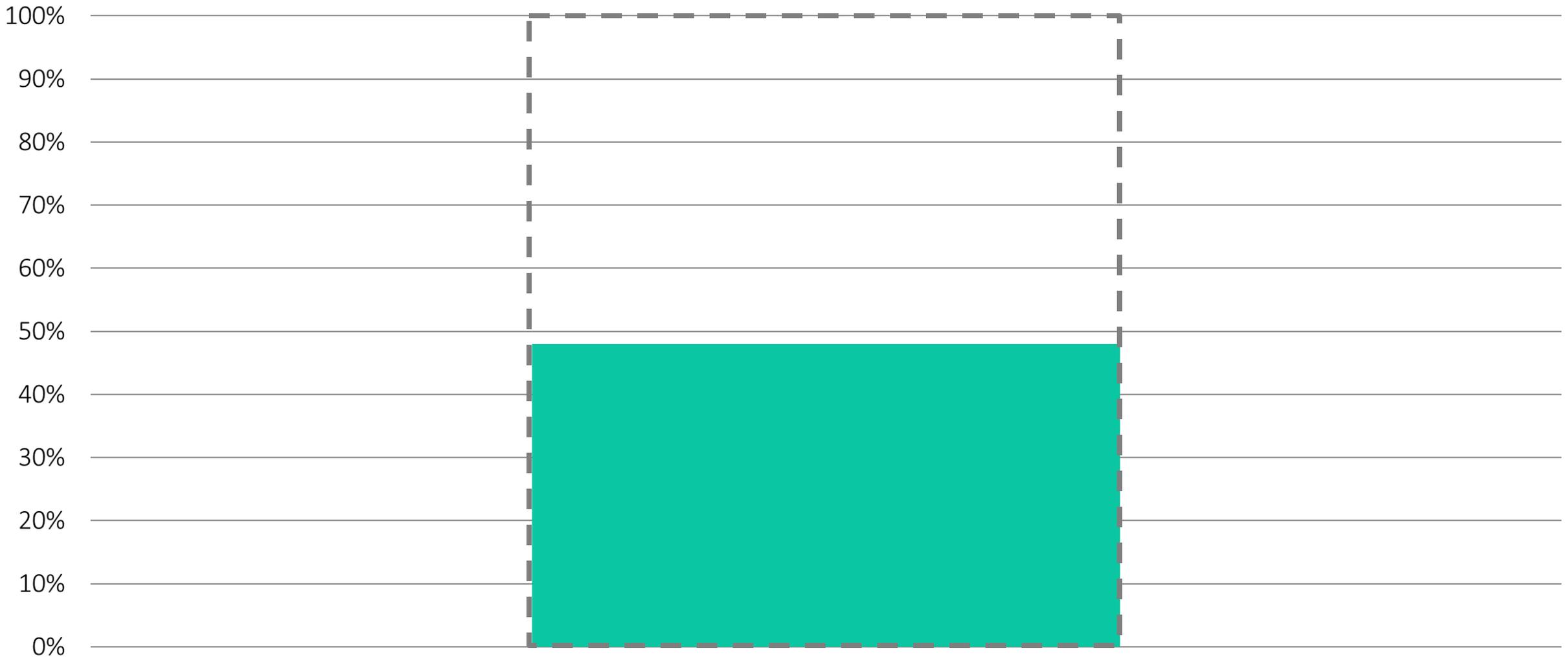
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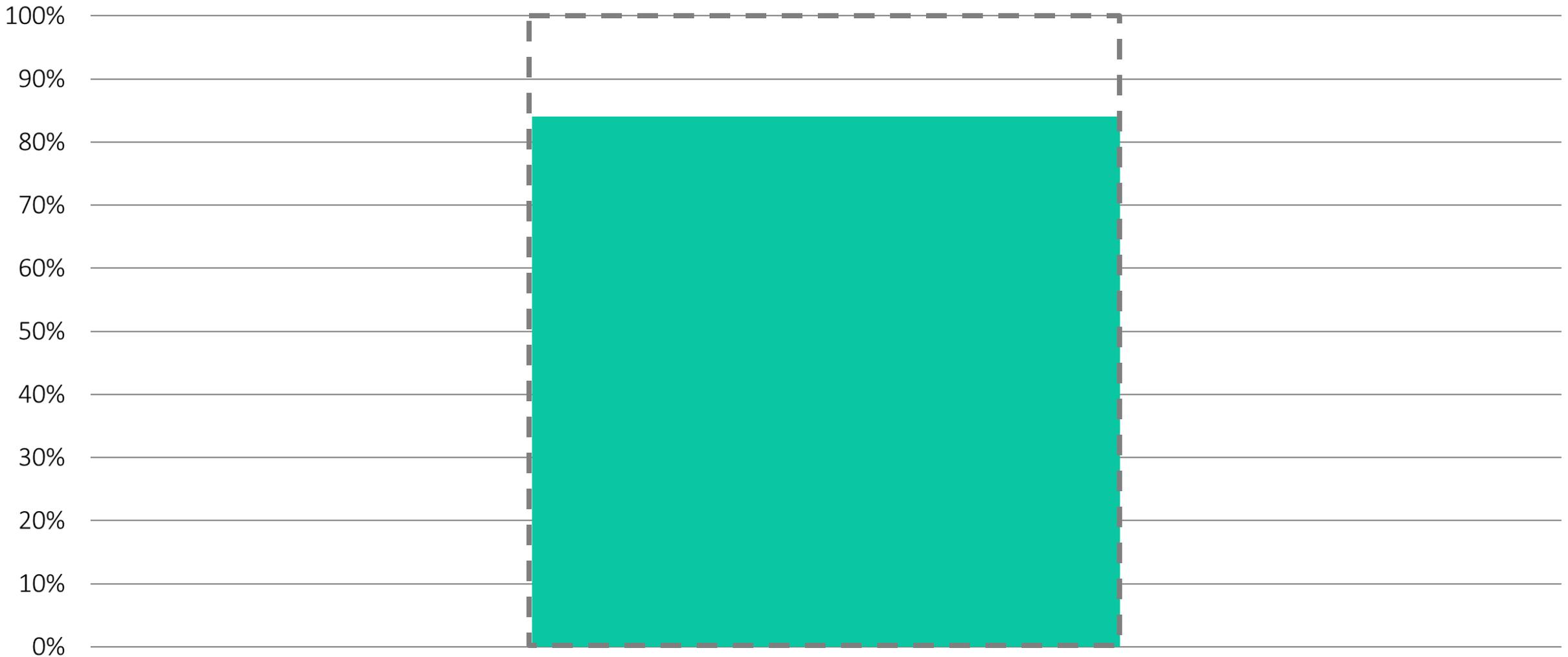
Unlike virtually all “Community Value” cases, 2002 Scenic is not visually accessible for the public.



We evaluated every historic zoning case over the past decade to determine what constituted “Community Value.”



Most “Community Value” cases either involved a landmark that was publicly accessible or had a public purpose...



... or was part of the history of the Black or Latinx communities.
Very few cases did not include one or more of these factors.

“Community Value” Factors

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