

**Zoning Public Hearing
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: Z-14
AGENDA DATE: Thu 06/24/2004
PAGE: 1 of 1**

SUBJECT: C14H-04-0009 – Giese-Stark Store. Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City code by rezoning property locally known as 1211 San Bernard Street from Family Residence, Neighborhood Plan (SF-3-NP) district, to Family Residence, Neighborhood Plan - Historic (SF-3-H-NP) combining district zoning. Historic Landmark Commission Recommendation: To grant Family Residence, Neighborhood Plan - Historic combining district zoning. Planning Commission Recommendation: Pending. Applicant: David Cox and Amy Maner (owners). City Staff: Steve Sadowsky, Historic Preservation Office, Transportation, Planning and Sustainability Department, 974-6454.

REQUESTING Transportation, Planning **DIRECTOR'S**
DEPARTMENT: and Sustainability **AUTHORIZATION:** Austan Librach

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-04-0009

H.L.C. DATE: April 26, 2004

P.C. DATE: June 8, 2004

AREA: 11,040 square feet (Lot 12-A, Resubdivision of Lots 11-12, O'Reilly's Subdivision of Outlot 38, Division "B")

APPLICANT: David Cox and Amy Maner

AGENT: NA

HISTORIC NAME: Giese-Stark Store

WATERSHED: Boggy Creek

ADDRESS OF PROPOSED ZONING CHANGE: 1211 San Bernard Street

ZONING FROM: SF-3-NP

ZONING TO: SF-3-H-NP

SUMMARY STAFF RECOMMENDATION: Staff recommends the proposed zoning change from family residence, neighborhood plan (SF-3-NP) district, to family residence – historic – neighborhood plan (SF-3-H-NP) combining district zoning.

HISTORIC LANDMARK COMMISSION ACTION: Recommended the proposed zoning change from family residence, neighborhood plan (SF-3-NP) district, to family residence – historic – neighborhood plan (SF-3-H-NP) combining district zoning, by consent. Vote: 9-0 (Leary absent).

PLANNING COMMISSION ACTION: Recommended the proposed zoning change from family residence, neighborhood plan (SF-3-NP) district, to family residence – historic – neighborhood plan (SF-3-H-NP) combining district zoning. Vote: 5-0 (Sullivan and Galindo absent; Spelman resigned).

DEPARTMENT COMMENTS:

The Cultural Resources Survey of East Austin (2000) lists this property as a high priority for preservation, individually eligible for inclusion in the National Register of Historic Places, and as a contributing property to the proposed 13th Street Historic District.

CITY COUNCIL DATE: June 24, 2004

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION:

OCEAN

BASIS FOR RECOMMENDATION:

The store building at the corner of 13th and San Bernard Streets appears to have been built ca. 1900 by Thomas Buttery, a contractor who lived and worked out of the property. Grocer Adolph

Giese began operating his store out of this property around 1910. His wife purchased the property in 1926. Frank Stark, another grocer, began operating a store here in 1947; Stark purchased the property from the Giese family in 1950. Stark sold the property to Irene Ford in 1977; Ms. Ford operated an antique store on the premises.

Staff evaluated the property for historic landmark designation and determined that the house meets Historic Landmark Designation Criteria 1, 2, 3, 6, 9, and 12:

(1) Character, interest, or value as part of the development, heritage or cultural characteristics of the City of Austin, State of Texas, or the United States.

The Giese Store is a turn of the century neighborhood store which reflects the development of Central East Austin neighborhoods. The building served as a neighborhood grocery store for 65 years.

(2) Recognition as a Recorded Texas Historic Landmark, a National Historic Landmark, or entered into the National Register of Historic Places.

The Cultural Resources Survey of Central East Austin recommends individual designation of the Giese Store in the National Register of Historic Places, and as a contributing property to the proposed 13th Street Historic District.

(3) Embodiment of distinguishing characteristics of an architectural type or specimen.

This one-story building has the typical storefront of a commercial building with large display windows framing the central portal. The wraparound picket-style canopy represents a rare surviving example of the means of shading the entry.

(6) Relationship to other distinctive buildings, sites or areas which are eligible for preservation according to a plan based on architectural, historical or cultural motif.

The Cultural Resources Survey of Central East Austin identifies the Giese Store as a contributing property to the proposed 13th Street Historic District.

(9) Exemplification of the cultural, economic, social, ethnic or historical heritage of the city, state or the United States.

The Giese Store exemplifies the development of neighborhood grocery stores in the early 20th century. Built before the days of chain grocery stores, neighborhood groceries such as the Giese store served the neighborhood. Neighborhood groceries declined quickly with the popularity of automobiles, when families were more able to travel outside of their neighborhood for shopping, and could patronize larger chain stores with lower prices.

(12) A building or structure that because of its location has become of value to a neighborhood, community area, or the city.

The Giese Store is located on a prominent corner in the neighborhood; its historic is tied to the residential and commercial development of Central East Austin.

PARCEL NO.: 0207080802000

DEED RECORD: Docket No. 2003221351

ANNUAL TAX ABATEMENT: \$1,859 (total – all taxing authorities) – owner-occupied rate.
City property tax exemption: \$459.

APPRAISED VALUE: \$119,324

PRESENT USE: Vacant

CONSTRUCTION/DESCRIPTION: One-story rectangular-plan flat-roofed commercial building; wood-frame construction with stucco cladding; wraparound picket-style wood canopy.

CONDITION: Poor

PRESENT OWNERS

1211 San Bernard Land Trust, Douglas Lind, trustee
4805 Avenue G, #B
Austin, Texas 78751

DATE BUILT: ca. 1900

ALTERATIONS/ADDITIONS: None; the building suffered a fire several years ago; the roof has collapsed and all windows are boarded up.

ORIGINAL OWNER(S): Sam Green (1899)

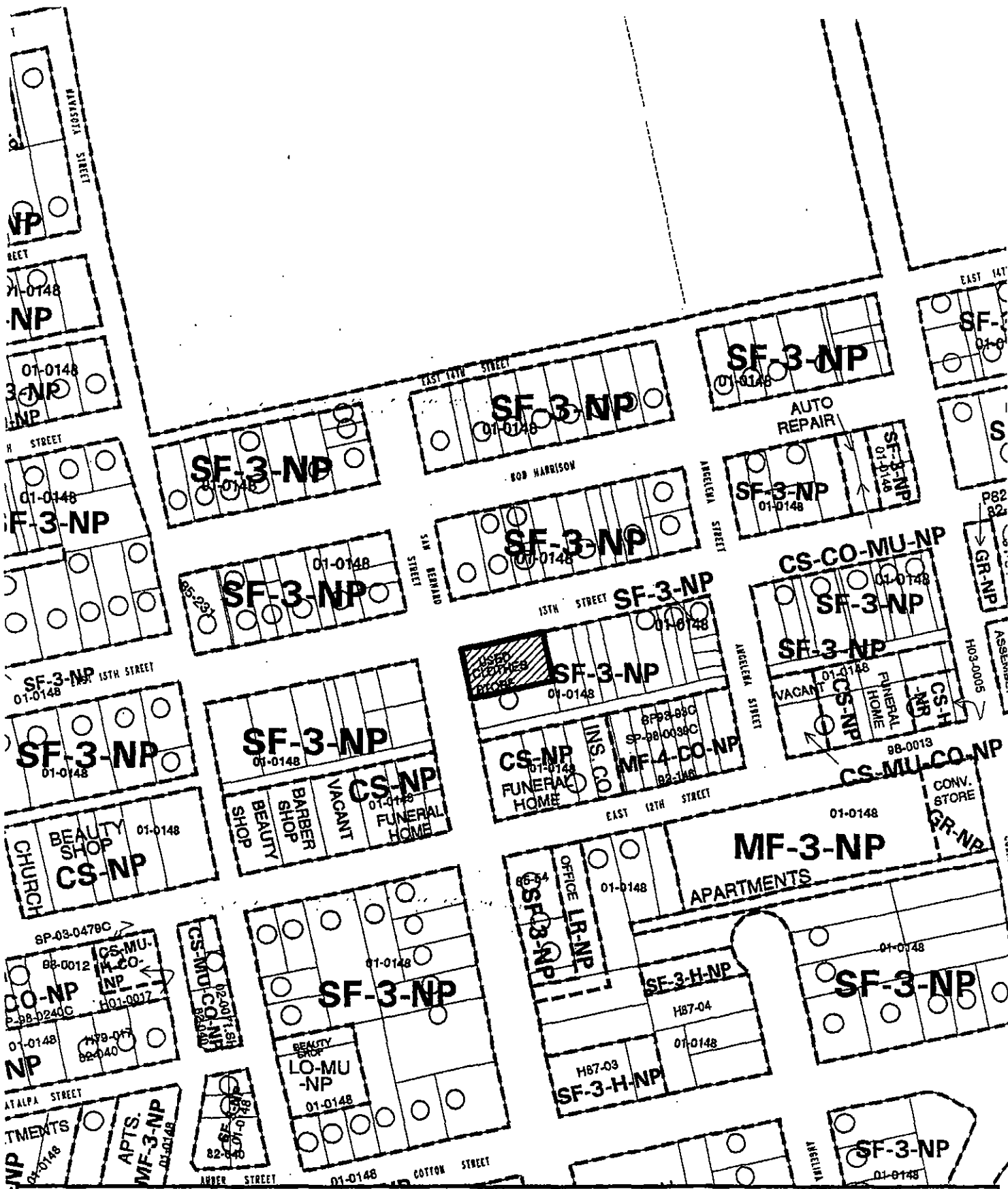
OTHER HISTORICAL DESIGNATIONS:

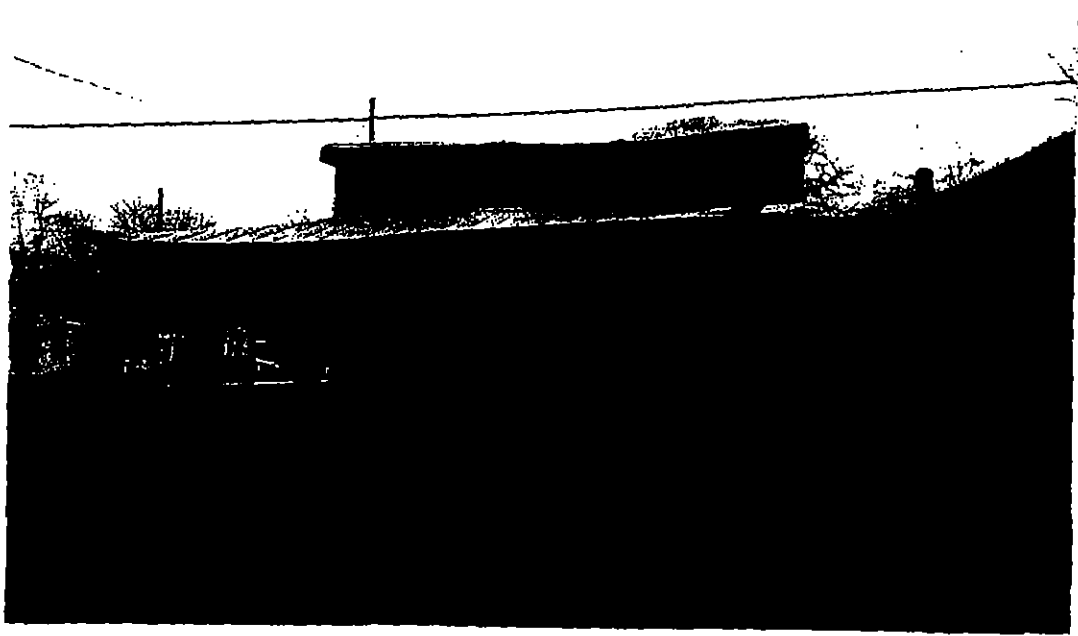
NATIONAL REGISTER: Not listed, but recommended for individual listing and as a contributing property to the 13th Street Historic District

RECORDED TEXAS LANDMARK: No

NATIONAL LANDMARK: No

LOCAL SURVEYS: Yes, the house is listed as a High Priority for preservation in the Cultural Resources Survey of Central East Austin (2000).





MEETING SUMMARY**CITY PLANNING COMMISSION****June 8, 2004****One Texas Center****505 Barton Springs Road****Conference Room 325****CALL TO ORDER – 6:00 P.M. COMMENCE 6:10 P.M., ADJOURN 8:15 P.M.** John-Michael Cortez Jerome Newton **A** Cid Galindo Chris Riley, Chair Cynthia Medlin, Asst. Secretary Niyanta Spelman, Vice Chair Matthew Moore **A** Dave Sullivan, Parliamentarian**CONDUCT OF PUBLIC HEARINGS**

1. Chair announces request.
2. Staff presents a summary of the case.
3. Chair calls on those **FAVORING** the request.
4. Applicant's presentation (5 minutes).
5. Others favoring the request (3 minutes).
6. Chair calls on those **OPPOSING** the request.
7. Primary presentation (5 minutes).
8. Others opposing the request (3 minutes).
9. Applicant is given opportunity to answer objections stated. (3 minutes)
10. Staff summation and questions from the Commission.
11. The public hearing on a zoning case may be closed and no further testimony is taken from the public.
12. If the public hearing is closed, the Commission shall make a recommendation to the City Council within 14 days or the case will be forwarded to the City Council without a recommendation. (Section 25-2-282).

All of the following items may be acted upon by one motion. The Commission does not consider items earlier than the time stated on the agenda; "Other Business" items can be taken at any time. After the posted time, the Commission Chairperson may announce the item and, if there is no opposition, the item may be taken "by consent" for approval without discussion.

CITIZENS WISHING TO SPEAK BEFORE THE COMMISSION OR CITIZENS THAT ARE UNABLE TO SPEAK BUT WOULD LIKE TO MAKE THE COMMISSION AWARE OF THEIR POSITION ARE REQUESTED TO REGISTER BY SIGNING A CARD AT THE ENTRANCE.

Any interested party aggrieved by a decision of the Planning Commission on a Hill Country Site Plan, Conditional Use Permit, Replacement Site Plan, or a Preliminary Subdivision Plan with an environmental variance may only appeal the Commission's decision to the City Council. The notice of appeal must be submitted in writing on a form provided by the Director of Transportation, Planning and Sustainability Department within fourteen (14) days following the decision of the Planning Commission.

Facilitator: George Adams 974-2146

george.adams@ci.austin.tx.us

Meeting Summary prepared by George Adams, TPSD

MEETING SUMMARY

The Commission may recommend additional future land use designations that have not been requested or future land use designations that are more or less intensive than the requested future land use. The Commission may also recommend zoning that includes combining districts such as mixed use, conditional overlays, or other combining districts.

AGENDA POSTING & POSTPONEMENT POLICIES

AGENDA POSTING POLICY

Normally when placing an item on a future agenda, commissioners should inform the chair prior to a meeting and announce the item under Items from Commission at the end of the agenda.

If the topic is of a sensitive nature or may be considered outside the scope of the Commission's charge, then the chair may request that it be presented to the Executive Committee for consideration prior to being placed on the agenda.

- An item that arises during the conduct of a meeting may be announced during the pertinent discussion or at the end of the meeting.
- If no objection is raised to the posting of an item, a vote and a second on the posting will not be required.
- If a disagreement arises on the posting of an item, the Commission will act upon the posting by a motion and vote.

POSTPONEMENT POLICY

General Policy: Anyone may request a postponement of a public hearing by following the instructions provided below. Individual commissioners may request postponements to be voted on by the full Commission. Note that requests for postponements of Neighborhood Plans or the rezonings that stem from Neighborhood Plans are strongly discouraged, and will not be granted except in extraordinary circumstances. Examples may include a significant defect in the planning process (e.g. lack of notification) or the availability of relevant and significant information that was not available during the planning process (e.g. the development of the Airport Overlay Zone around Austin-Bergstrom International Airport).

To Request a Postponement:

1. **Write a letter to the case manager** (case manager's name is provided in the agenda item under "City Staff") that includes 1) the date/time the letter was delivered to city staff, 2) the reason for requesting postponement, 3) requested postponement date.
2. **Ensure that the case manager or the Planning Commission Coordinator receives your letter by the beginning of the Planning Commission meeting.** Do not send requests for postponement directly to the Planning Commission. Letters to the Planning Commission Coordinator may be mailed or faxed to the address/number given below, or hand delivered to 1011 San Jacinto, 3rd floor.
3. **Attend the Commission meeting in case the request for postponement is discussed.**

CORRESPONDENCE WITH THE PLANNING COMMISSION

E-mail: E-mail addresses for individual Commissioner's are available on the last page of this agenda.

Mail: Transportation, Planning & Sustainability Department
Attn: Planning Commission Coordinator
P.O. Box 1088, Austin TX, 78767

Fax: Fax: (512) 974-6525
Attn: Planning Commission Coordinator

MORE INFORMATION

Planning Commission Web Page: www.cityofaustin.org/smartgrowth/pc.htm

COA Development Web: www.cityofaustin.org/development/

Facilitator: George Adams 974-2146
george.adams@ci.austin.tx.us

Meeting Summary prepared by George Adams, TPSD

MEETING SUMMARY

Land Development Code:

www.cityofaustin.org/development/ldcl.htm

For further information, please contact Melodye Foust, Transportation, Planning, & Sustainability Department at 974-3496 or melodye.foust@ci.austin.tx.us.

A. REGULAR AGENDA

EXECUTIVE SESSION (No public discussion)

The Planning Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The Planning Commission may also announce it will go into Executive Session, if necessary, to receive advice from Legal Counsel regarding any other item on this agenda.

Private Consultation with Attorney – Section 551.071

CITIZEN COMMUNICATION:

1. The first four (4) speakers signed up to speak will each be allowed a three-minute allotment to address their concerns regarding items *not* posted on the agenda.

APPROVAL OF MINUTES

Prior to approval of the minutes Commissioner Spelman announced her resignation from the Planning Commission effective immediately.

Commissioner Riley thanked Commissioner Spelman for her service to the community.

2. Approval of minutes from May 25, 2004.

MOTION: APPROVE BY CONSENT WITH MINOR CORRECTIONS BY COMMISSIONER RILEY.

VOTE: 5-0 (MM-1ST, CM-2ND)

DISCUSSION AND ACTION

3. **Rezoning:** C14H-04-0006 - Splitrock
Location: 2815 Wooldridge Drive, Shoal Creek Watershed, Old West Austin
NPA
Owner/Applicant: Jayne Klein
Agent: NA
Request: Application for Historic Zoning
Staff Rec.: **Recommended**
Staff: Steve Sadowsky, 974-6454, steve.sadowsky@ci.austin.tx.us
Transportation, Planning & Sustainability Department

ITEM 3 WAS PULLED FROM THE AGENDA.

MEETING SUMMARY

- 4. Rezoning:** **C14H-04-0007 - Steck House**
Location: 305 E. 34th Street, Waller Creek Watershed, Central Austin Combined NPA (North University) NPA
Owner/Applicant: Sonny Rhodes and Ginger Hurst
Agent: NA
Request: Application for Historic Zoning
Staff Rec.: **Recommended**
Staff: Steve Sadowsky, 974-6454, steve.sadowsky@ci.austin.tx.us
 Transportation, Planning & Sustainability Department

MOTION: APPROVE BY CONSENT.

VOTE: 5-0 (MM-1ST, CM-2ND)

- 5. Rezoning:** **C14H-04-0009 - Giese-Stark Store**
Location: 1211 San Bernard Street, Boggy Creek Watershed, Central East Austin NPA
Owner/Applicant: David Cox and Amy Maner
Agent: NA
Request: Application for Historic Zoning
Staff Rec.: **Recommended**
Staff: Steve Sadowsky, 974-6454, steve.sadowsky@ci.austin.tx.us
 Transportation, Planning & Sustainability Department

Steve Sadowsky, Historic Preservation Officer, TPSD, presented the proposed historic zoning request.

PUBLIC HEARING***In Favor***

David Cox, co-owner of the property, stated that the HLC had unanimously recommended approval of the historic zoning. He stated that he and the other owner, Amy Maner, had received 26 signatures in support of the historic zoning today.

He stated that he and Ms. Maner currently plan to use the Giese-Stark Store as a residence but may come back in the future and request zoning that would permit another use but that was not the current question and that this would obviously require an additional zoning process. Mr. Cox stated that the store was used commercially for over 80 years and then abandoned and was rezoned to SF-3 during the neighborhood planning process because no one was there to object. Mr. Cox requested that the Commission support the historic zoning, the proposed renovation would cost in excess of \$300,000 and that the historic exemption would help with this.

Amy Maner, co-owner, emphasized the importance and difficulty of preserving the structure. She also stated that future use may change but the current request is only for historic zoning.

MEETING SUMMARY

Commissioner Cortez asked whether the owners would live in the house or the store.

Ms. Maner stated that they would first renovate the house and live in it, then renovate the store and live in it.

Sergio Lozano, owner of a historic property on Cesar Chavez, attested to the difficulty of renovating a historic structure and supported the Project.

Against

James Medina, acting President of the Swede Hill Neighborhood Association, requested that the Commission reject the historic zoning. He stated that neighbors are opposed to anything that will facilitate non-residential use of the property and described the ARA process that has identified E. 12th Street as the commercial corridor for the area with the intent of minimizing commercial uses within the neighborhood.

Commissioner Riley stated it was unusual for a neighborhood to oppose this type of zoning. He asked whether the neighborhood preferred that the structure be demolished and replaced by another use?

Mr. Medina stated that the neighborhood is opposed to anything that would facilitate commercial use of the structure in the future.

Commissioner Riley asked whether the concern was that the commercial use was incompatible with the residential uses on the street?

Mr. Medina replied yes.

Commissioner Riley asked whether the neighborhood recognized that the building had been used for commercial uses for much of the last century.

Mr. Medina stated that E. 12th Street was the new focus for commercial uses and the neighborhood has concerns over traffic.

Commissioner Cortez asked what the applicant will do with the store if commercial uses are not allowed.

Mr Cox stated that the project works whether commercial uses are permitted or not and that use as residential uses are satisfactory.

MOTION: CLOSE PUBLIC HEARING

VOTE: 5-0 (CM-1st, MM-2nd)

Commissioner Cortez asked staff if current parking requirements and other commercial standards would apply to this building and whether historic zoning provides any incentives for commercial use?

Facilitator: George Adams 974-2146

george.adams@ci.austin.tx.us

Meeting Summary prepared by George Adams, TPSD

MEETING SUMMARY

Mr. Sadowsky replied no incentives for commercial use are provided by historic zoning and that commercial use would require a zoning change and would have to meet all current requirements.

Commissioner Cortez stated that commercial use of this property would require a zoning change and a Neighborhood Plan Amendment and that he would not be inclined to support this. However, he does support historic zoning for the property.

MOTION: APPROVE STAFF RECOMMENDATION.

VOTE: 5-0 (JMC-1st, JN-2nd)

6. **Rezoning:** C14-86-144 (RCT) - Oak Bluff
Location: 807 North Bluff Drive, Williamson Creek Watershed Watershed, South Congress Combined NPA (Sweetbriar) NPA
Owner/Applicant: Keith Smith
Agent: LOC Consultants (Sergio Lozano-Sanchez)
Request: To Terminate the Restrictive Covenant that limits the use of the property to parking, drainage and water quality facilities.
Staff Rec.: **Recommended**
Staff: Wendy Walsh, 974-7719, wendy.walsh@ci.austin.tx.us
Neighborhood Planning and Zoning

See Item 7 for summary.

7. **Rezoning:** C14-04-0041.SH - Oak Bluff
Location: 807 North Bluff Drive, Williamson Creek Watershed Watershed, South Congress Combined NPA (Sweetbriar) NPA
Owner/Applicant: Keith Smith
Agent: LOC Consultants (Sergio Lozano-Sanchez)
Request: RR; NO; GR to SF-4A
Staff Rec.: **Recommended**
Staff: Wendy Walsh, 974-7719, wendy.walsh@ci.austin.tx.us
Neighborhood Planning and Zoning

Wendy Walsh, NPZ, presented the request for termination of the restrictive covenant and rezoning.

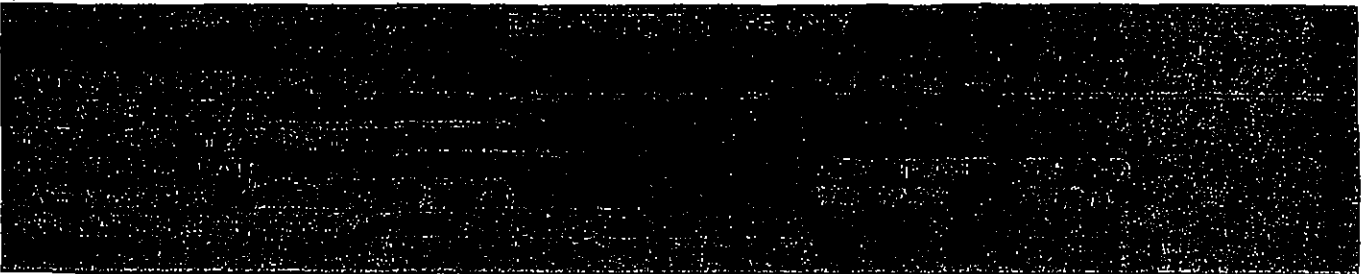
PUBLIC HEARING

In Favor

Sergio Lozano, representing the property owner, stated that the proposed project blends with single-family residential uses found on three sides of the property and that the small lot subdivision allows for the preservation of significant trees on the site. He stated that this Project

A. APPLICATION FOR HISTORIC ZONING

PROJECT INFORMATION:



BASIC PROJECT DATA:

1. OWNER'S NAME: David M. Cox and Amy Maner
2. PROJECT NAME: 1211 San Bernard
3. PROJECT STREET ADDRESS (or Range): 1211 San Bernard St. Austin, TX
ZIP 78702 COUNTY: Travis
IF PROJECT ADDRESS CANNOT BE DEFINED ABOVE:
LOCATED _____ FRONTAGE FEET ALONG THE N. S. E. W. (CIRCLE ONE) SIDE OF

(ROAD NAME PROPERTY FRONTS ONTO), WHICH IS
APPROXIMATELY _____ DISTANCE FROM ITS
INTERSECTION WITH _____ CROSS STREET.

AREA TO BE REZONED:

4. ACRES _____ (OR) SQ.FT. 11,040

5. ZONING AND LAND USE INFORMATION:

EXISTING ZONING	EXISTING USE	TRACT# (IF MORE THAN 1)	ACRES / SQ. FT.	PROPOSED USE	PROPOSED ZONING
<u>SF3-NP</u>	<u>Vacant</u>	_____	<u>11,040 sq ft.</u>	_____	<u>SF3-NP-H</u>
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

RELATED CURRENT CASES:

6. ACTIVE ZONING CASE?	(YES / <u>NO</u>)	FILE NUMBER:	_____
7. RESTRICTIVE COVENANT?	(YES / <u>NO</u>)	FILE NUMBER:	_____
8. SUBDIVISION?	(YES / <u>NO</u>)	FILE NUMBER:	_____
9. SITE PLAN?	(YES / <u>NO</u>)	FILE NUMBER:	_____

PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):

10a. SUBDIVISION REFERENCE: Name: 1209 + 1211 San Bernard Street
Block(s) 2 of O'Reilly's Subdivision Lot(s) 12A, Resubdivision Outlots of Lots 11 + 12
Plat Book: Volume 32 Page 15 Outlot 38 Div B
Number: _____
10b. METES AND BOUNDS (Attach two copies of certified field notes if subdivision reference is not available or zoning includes partial lots)

DEED REFERENCE CONVEYING PROPERTY TO PRESENT OWNER AND TAX PARCEL I.D.:

11. VOLUME: _____ **PAGE:** _____ **TAX PARCEL I.D. NO.** 02-0700-0802-0000

OTHER PROVISIONS:

12. IS PROPERTY IN A ZONING COMBINING DISTRICT / OVERLAY ZONE? YES NO
TYPE OF COMBINING DIST/OVERLAY ZONE (NCCD, NP, etc) NP
13. LOCATED IN A LOCAL OR NATIONAL REGISTER HISTORIC DISTRICT? YES NO
14. IS A TIA REQUIRED? YES NO (NOT REQUIRED IF BASE ZONING IS NOT CHANGING)
TRIPS PER DAY: _____
TRAFFIC SERIAL ZONE(S): _____

OWNERSHIP TYPE:

15. ☐ SOLE ☐ COMMUNITY PROPERTY ☐ PARTNERSHIP ☐ CORPORATION ☒ TRUST
If ownership is other than sole or community property, list individuals/partners/principals below or attach separate sheet.
David M. Cox and Amy Moner, owners, Douglas Lind, Trustee

OWNER INFORMATION:

16. OWNER CONTACT INFORMATION
SIGNATURE: [Signature] NAME: David M. Cox, Amy Moner
FIRM NAME: 1211 San Bernard Land Trust TELEPHONE NUMBER: 512-296-5040
STREET ADDRESS: 1211 San Bernard
CITY: Austin STATE: TX ZIP CODE: 78702
EMAIL ADDRESS: dmcox2002@msn.com

AGENT INFORMATION (IF APPLICABLE): NA

17. AGENT CONTACT INFORMATION
SIGNATURE: _____ NAME: _____
FIRM NAME: _____ TELEPHONE NUMBER: _____
STREET ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____
CONTACT PERSON: _____ TELEPHONE NUMBER: _____
EMAIL ADDRESS: _____

DEPARTMENTAL USE ONLY: _____

D. SUBMITTAL VERIFICATION AND INSPECTION AUTHORIZATION

SUBMITTAL VERIFICATION

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that proper City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc., may delay the proper review of this application.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND
INDICATE FIRM REPRESENTED, IF APPLICABLE.


Signature

April 9, 2004
Date

David M. Cox
Name (Typed or Printed)

Firm (If applicable)

INSPECTION AUTHORIZATION

As owner or authorized agent, my signature authorizes staff to visit and inspect the property for which this application is being submitted.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND
INDICATE FIRM REPRESENTED, IF APPLICABLE.


Signature

4/09/04
Date

David M. Cox
Name (Typed or Printed)

Firm (If applicable)

E. ACKNOWLEDGMENT FORM

concerning
Subdivision Plat Notes, Deed Restrictions,
Restrictive Covenants
and / or
Zoning Conditional Overlays

I, David M. Cox have checked for subdivision plat notes, deed restrictions,
(Print name of applicant)

restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions i.e. height, access, screening etc. on this property, located at

1211 San Bernard
(Address or Legal Description)
Austin TX 78702

If a conflict should result with the request I am submitting to the City of Austin due to subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays it will be my responsibility to resolve it. I also acknowledge that I understand the implications of use and/or development restrictions that are a result of a subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays.

I understand that if requested, I must provide copies of any and all subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlay information which may apply to this property.


(Applicant's signature)

3-04-04
(Date)

DATE:

ASSIGNMENT:

FILE NO:

Historic Resources Inventory Form for City of Austin, Texas - East Austin Survey, September 2000

Address	<u>1211 San Bernard</u>	Roof Type	<u>shed</u>
Historic Name	<u></u>	Priority	<u>High</u> <input checked="" type="checkbox"/> <u>Medium</u> <input type="checkbox"/> <u>Low</u> <input type="checkbox"/>
Current Name	<u></u>	Alterations	<u></u>
Resource Type	<u>building</u>	Windows	<u></u>
Property Type	<u>commercial</u>	Doors	<u></u>
Property Subtype	<u>rectangular</u>	Porch	<u></u>
Stylistic Influence	<u></u>	Materials	<u></u>
Date Constructed	<u>Estimated 1920</u> <u>Factual</u>	Additions	<u>major</u>
Date Altered	<u></u>	Roof	<u></u>
Current Function	<u>vacant</u>	Photo References	
Historic Function	<u></u>		
Number of Stories	<u>one</u>		
Structural System	<u></u>		
Exterior Materials	<u>stucco</u>		

Roll	Frame	Roll	Frame
21	10	21	14
21	11		
21	12		
21	13		

Description

Building was a corner store with a shed-roof rear addition that connects it to 1209 San Bernard. Resource appears to be relatively intact and is one of few remaining corner stores within the project area. High priority because of historical associations.

Form Prepared by

Hardy-Heck-Moore and Myers / Austin TX R. Mitchell / J. Ross

April/May 2000



Historic Resources Inventory -- Historical Information Profile

1211 San Bernard ca. 1920 Giese-Stark Store

NR eligible under Criterion A historic associations and Criterion C architecture. This is one of the few relatively intact historic neighborhood groceries still standing in the project area. It imparts a strong sense of the early 20th century community. It is located on a corner and is attached to or adjacent to the store operator's bungalow. A High preservation priority, it is Contributing to the 13th Street Historic District and also individually eligible for NR listing.

1935 Emilie Giese grocery store attached to house
1955 Frank J. Stark grocery

Form Prepared by Hardy-Heck-Moore & Myers / Austin TX Terri Myers September 2000

(No. 11)

070 1403 1403

Historic Resources Survey of East Austin
Address: 1211 San Bernard
Negative: Roll: 21, Frame: 11
View: oblique Camera Facing: NE
Photographer: Rick Mitchell, May 2000