

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



**AGENDA ITEM NO.: Z-3
AGENDA DATE: Thu 12/02/2004
PAGE: 1 of 1**

SUBJECT: C14H-04-0010 - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by zoning property locally known as the Robinson-Watt House, 1502 Marshall Lane (Shoal Creek Watershed) from Single-Family Residence – Standard Lot (SF-2) district zoning to Single-Family Residence – Standard Lot - Historic (SF-2-H) combining district zoning. Historic Landmark Commission Recommendation: To grant Single-Family Residence – Standard Lot - Historic (SF-2-H) combining district zoning. Zoning and Platting Commission Recommendation: To grant Single-Family Residence – Standard Lot - Historic (SF-2-H) combining district zoning. Applicant: Bill Kelly and Marie Crane, owners. City Staff: Steve Sadowsky, Historic Preservation Office, Neighborhood Planning and Zoning Department, 974-6454.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Alice Glasco

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-04-0010

HLC DATE: September 13, 2004

ZAP DATE: November 2, 2004

AREA: 9221.24 square feet

APPLICANT: Bill Kelly and Marie Crane, owners AGENT: N/A

HISTORIC NAME: Robinson-Watt House

WATERSHED: Shoal Creek

ADDRESS OF PROPOSED ZONING CHANGE: 1502 Marshall Lane

ZONING FROM: SF-2

ZONING TO: SF-2 -H

SUMMARY STAFF RECOMMENDATION: Staff recommends the proposed zoning change from family residence (SF-2) district to family residence - Historic (SF-2-H) combining district zoning.

HISTORIC LANDMARK COMMISSION ACTION: Recommended a zoning change from family residence (SF-2) district to family residence - Historic (SF-2-H) combining district zoning. Vote: 6-0 (Fowler, Hooper, and Mather absent).

ZONING AND PLATTING COMMISSION ACTION: Recommended a zoning change from family residence (SF-2) district to family residence - Historic (SF-2-H) combining district zoning. Vote: 8-0-1 (Baker abstaining).

DEPARTMENT COMMENTS:

The house is listed as contributing to the Old West Austin National Register Historic District.

The Old Enfield Homeowner's Association supports historic zoning for this property.

CITY COUNCIL DATE: December 2, 2004

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION:

Old Enfield Homeowners Association

BASIS FOR RECOMMENDATION:

The ca. 1921 Robinson-Watt House is closely associated with Richard Robinson, a prominent Austin real estate developer, and Dr. Will E. Watt, a noted Austin surgeon. The house meets Historic Landmark Designation Criteria 1, 3, 4, 6, 7, and 11.

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 Robinson-Watt House is located in Old Enfield, a suburb developed in the 1920s by the heirs of Governor Pease out of lands previously associated with Woodlawn, the Pease Mansion. Old Enfield was planned by local architect Hugo Kuehne, who was one of the founders of the UT School of Architecture. Kuehne designed the streets, green spaces and lots in Old Enfield in accordance with the principles of the City Beautiful movement. All of the streets were named for Pease family members, or for places in Connecticut, the ancestral home of the Pease family. Enfield was designed to be an exclusively residential suburb for the upper middle class - two story houses in the subdivision had to cost at least \$7,500 to build. The houses were on irregular lots, and had to be built at least 30 feet back from the street. The Robinson-Watt House was the first on Marshall Lane, and one of the first in the Old Enfield suburb.

3. Embodiment of distinguishing characteristics of an architectural type or specimen. The Robinson-Watt house exhibits elements of the ideals of Prairie School architecture in the massing of the house with its low-pitched pyramidal roof, prominent brackets, and flanking triple windows on the second floor, as well as the symmetry of the Colonial Revival style, both of which appealed to upper middle class homebuyers in the 1920s.

4. Identification as the work of an architect or master builder whose individual work has influenced the development of the city. The Robinson-Watt house was designed by prominent local architect Edwin Kreisle (1888-1971), who after graduating from Bradley Polytechnic Institute in Peoria, Illinois, returned to his home town of Austin to establish an architecture practice in 1911. Kreisle was best known for his residential designs; other works include neighborhood fire stations, schools, churches, and stores. Kreisle designed 5,000 houses in Austin, including his own house at 5 Niles Road, the Thomas House at 3 Niles Road, and was one of the architects of the Scarbrough building at 6th and Congress. Dr. Watt's renovation of the house in 1937 was designed by the local firm of Giesecke and Harris, known principally for the design of the Norwood Tower on W. 7th Street.

5. Embodiment of elements of architectural design, detail, materials, or craftsmanship which represent a significant architectural innovation. The Robinson-Watt House was one of the first houses in Austin to have air conditioning, installed by the Carrier Company in the 1937 remodeling of the house by Dr. Watt.

6. Relationship to other distinctive buildings, sites, or areas which are eligible for preservation according to a plan based on architectural, historic, or cultural motif. The Robinson-Watt House is listed as contributing to the Old West Austin National Register Historic District.

7. Portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style. The house exemplifies upper middle class suburban ideals in the 1920s in its location in a prestigious suburb, large lot, and spacious rooms.

11. Identification with a person or persons who significantly contributed to the culture and development of the city, state or United States. The house is associated with Richard Robinson (1892-1926), who with his father, Eugene Robinson, had the prominent local real estate and insurance firm of Robinson & Robinson. Richard Robinson died suddenly in 1926 at the age of 34. His widow sold the house to Dr. Will E. Watt (1891-1961), who was born in Burton, Texas and received his medical degree from the University of Tennessee in 1915. Dr. Watt established his medical practice in Austin, and rose to Chief of Surgery at Seton Hospital. He was a nationally-recognized physician and surgeon with strong ties to the Mayo Clinic, and treated many prominent Austinites, including Ma and Pa Ferguson and Lyndon Johnson.

PARCEL NO.: 011202050900004 DEED RECORD: Vol. 11925, Page 1702 (1993)

ANNUAL TAX ABATEMENT: \$14,398 (owner-occupied rate). City tax exemption: \$3,792.

APPRAISED VALUE: \$931,900

PRESENT USE: Residence

CONSTRUCTION/DESCRIPTION: Two-story rectangular-plan stucco house with a low pitched pyramidal roof, deep eaves with brackets, multi-pane:l fenestration, elliptical portico on square posts.

CONDITION: Excellent

PRESENT OWNERS

Bill Kelly and Marie Crane
1502 Marshall Lane
Austin, Texas 78703

DATE BUILT: ca. 1921

ALTERATIONS/ADDITIONS: Three sleeping porches and an air-conditioning system were added to the house by Dr. Watt in 1937. In 1964, a two-story addition was constructed on the back of the house and in 1978 two sleeping porches were enclosed.

ORIGINAL OWNER(S):

Richard and Mary Robinson (1921)

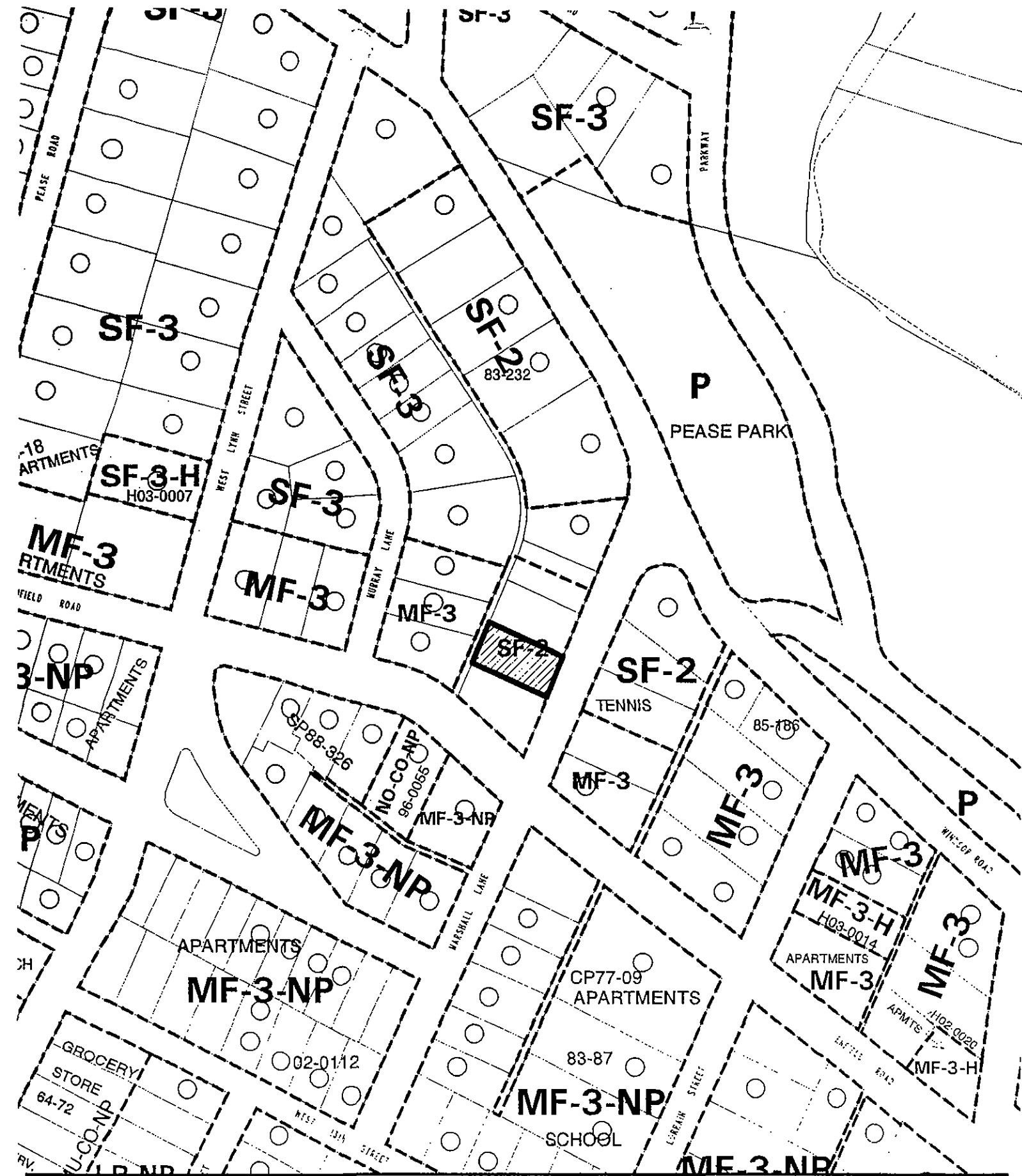
OTHER HISTORICAL DESIGNATIONS:


NATIONAL REGISTER: No

RECORDED TEXAS LANDMARK: No

NATIONAL LANDMARK: No

LOCAL SURVEYS: Yes, it is listed as contributing to the Old West Austin National Register Historic District.



 1" = 200'	SUBJECT TRACT	HISTORIC ZONING		CITY GRID REFERENCE NUMBER H23
	PENDING CASE			
	ZONING BOUNDARY	CASE #: C14H-04-0010		
	CASE MGR: S. SADOWSKY	ADDRESS: 1502 MARSHALL LANE		
		SUBJECT AREA (acres): N/A	DATE: 04-08	
			INTLS: SM	





1926



A. APPLICATION FOR HISTORIC ZONING

PROJECT INFORMATION:

DEPARTMENTAL USE ONLY	
APPLICATION DATE: <u>06/28/04</u>	FILE NUMBER(S): <u>C14h-04-001</u>
TENTATIVE HLC DATE: _____	
TENTATIVE PC or ZAP DATE: _____	
TENTATIVE CC DATE: _____	CITY INITIATED: YES / NO
CASE MANAGER: <u>Steve Shaw</u>	ROLLBACK: YES/NO
APPLICATION ACCEPTED BY: <u>Shaw Pope</u>	

BASIC PROJECT DATA:

1. OWNER'S NAME: <u>MARIE CRANE</u>
2. PROJECT NAME: <u>ROBINSON-WATT HOUSE</u>
3. PROJECT STREET ADDRESS (or Range): <u>1502 MARSHALL LANE</u>
ZIP: <u>28703</u> COUNTY: <u>TRAVIS</u>
IF PROJECT ADDRESS CANNOT BE DEFINED ABOVE:
LOCATED _____ FRONTAGE FEET ALONG THE <u>N. S. E. W.</u> (CIRCLE ONE) SIDE OF
APPROXIMATELY _____ (ROAD NAME PROPERTY FRONTS ONTO), WHICH IS
INTERSECTION WITH _____ DISTANCE FROM ITS
CROSS STREET.

AREA TO BE REZONED:

4. ACRES _____	(OR)	SQ.FT. <u>10,746 (APPROX)</u>
5. ZONING AND LAND USE INFORMATION:		
EXISTING ZONING <u>SF-2</u>	EXISTING USE <u>SINGLE FAMILY</u>	TRACT# (IF MORE THAN 1) _____
_____	_____	_____
_____	_____	_____
ACRES / SQ. FT. _____	PROPOSED USE <u>SINGLE FAMILY</u>	PROPOSED ZONING <u>SF 2 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? <u>NO</u> / <u>NO</u>	FILE NUMBER: _____

E. ACKNOWLEDGMENT FORM

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

I, Marie Crane 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

1502 Marshall Lane Austin Texas 78703
(Address or Legal Description)

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.

Marie Crane
(Applicant's signature)

6/25/04
(Date)

TAX CERTIFICATE
Nelda Wells Spears
Travis County Tax Assessor-Collector
P.O. Box 1748
Austin, Texas 78767
(512) 854-9473

NO 116374

ACCOUNT NUMBER: 01-1202-0509-0000

PROPERTY OWNER:

CRANE MARIE
1502 MARSHALL LANE
AUSTIN, TX 78703-3409

PROPERTY DESCRIPTION:

LOT 13 *PLUS NE 7.5X20' OF
LOT 25 OLT 7&8
ADJ PT OF VAC ALLEY
ENFIELD B

ACRES 0.000 MIN% .00000 TYPE

SITUS INFORMATION: 001502 MARSHALL LN 00000

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2003	AUSTIN ISD	*ALL PAID*
	CITY OF AUSTIN (TRAV)	*ALL PAID*
	TRAVIS COUNTY	*ALL PAID*
	ACC (TRAVIS)	*ALL PAID*
TOTAL SEQUENCE 0		*ALL PAID*
TOTAL TAX:		*ALL PAID*
UNPAID FEES:		* NONE *
INTEREST ON FEES:		* NONE *
COMMISSION:		* NONE *
TOTAL DUE ==>		*ALL PAID*

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2003 EXCEPT FOR UNPAID YEARS LISTED ABOVE.

TAXES PAID FOR YEAR 2003 \$18,411.54

The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code). Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 06/17/2004

Fee Paid: \$10.00

Nelda Wells Spears
Tax Assessor-Collector

By: Budget Vogel

PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):

10a. SUBDIVISION REFERENCE: Name: Enfield B

Block(s) _____

Lot(s) 13

Outlot(s) _____

Plat Book: Vol 3

Page 75

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: 11925 PAGE: 1702-03 TAX PARCEL I.D. NO. 01-1202-0509 00004

OTHER PROVISIONS:

12. IS PROPERTY IN A ZONING COMBINING DISTRICT / OVERLAY ZONE? YES / NO

TYPE OF COMBINING DIST/OVERLAY ZONE (NCCD, NP, etc) _____

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.

OWNER INFORMATION:

16. OWNER CONTACT INFORMATION

SIGNATURE: Marie Crane

NAME: Marie Crane

FIRM NAME: _____

TELEPHONE NUMBER: 512 473-8763

STREET ADDRESS: 1502 Marshall Lane

CITY: Austin

STATE: TX

ZIP CODE: 78703

EMAIL ADDRESS: _____

AGENT INFORMATION (IF APPLICABLE):

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.

Marie Crane 6/25/04
Signature Date

Marie Crane
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.

Marie Crane 6/25/04
Signature Date

Marie Crane
Name (Typed or Printed)

Firm (If applicable)