

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2012-0006

HLC DATE:

February 27, 2012

March 26, 2012

April 23, 2012

PC DATE:

APPLICANT: Historic Landmark Commission

HISTORIC NAME: 2600 Canterbury Street

WATERSHED: Lady Bird Lake

ADDRESS OF PROPOSED ZONING CHANGE: 2600 Canterbury Street

ZONING FROM: SF-3-NP to SF-3-H-NP

SUMMARY STAFF RECOMMENDATION: Staff **does not recommend** the proposed zoning change from single family residence – neighborhood plan (SF-3-NP) combining district to single family residence – Historic Landmark – neighborhood plan (SF-3-H-NP) combining district zoning.

QUALIFICATIONS FOR LANDMARK DESIGNATION:

Staff does not believe that the house meets the architectural nor the historical significance criteria for individual landmark designation.

HISTORIC LANDMARK COMMISSION ACTION: **February 27, 2012:** Postponed the case to March 26, 2012 to allow the property owner to meet with interested parties from the neighborhood. **March 26, 2012:** Initiated the historic zoning case to allow the property owner to meet with interested parties from the neighborhood.

STAFF UPDATE:

The property owner met with staff and representatives from the neighborhood. The owner stated that because of the condition of the house and the cost of the land and rehabilitation that preservation of this house is not feasible for him.

PLANNING COMMISSION ACTION:

DEPARTMENT COMMENTS: The house is not listed in the Comprehensive Cultural Resources Survey (1984).

CITY COUNCIL DATE:

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: Holly Neighborhood Planning Area

BASIS FOR RECOMMENDATION:

Staff does not believe that the house meets the architectural nor the historical significance criteria for individual landmark designation. The house is a very common architectural

type in the city, and particularly in East Austin, and was built as a rental house with a high turnover of tenants.

Architecture:

One-story, rectangular-plan side-gabled frame cottage with a central, front-gabled overdoor hood; single 1:1 fenestration.

Historical Associations:

City building permit records and city directories indicate a construction date of 1937 for this house, which was built by Marvin Braswell as a rental unit. The house is listed as vacant in the 1939 city directory, the first time the address appears, then was home to a wide variety of renters, including UT students, carpenters, a shipping clerk, a sheet metal worker, and a tile-setter. With only one exception, the tenants lived in this house for around 2 years each.

PARCEL NO.: 02001005160000

LEGAL DESCRIPTION: The south 97 feet of Lot 16, Block 5, Outlots 41 and 42, Outlot 53, Division O, Riverview Addition

ESTIMATED ANNUAL TAX ABATEMENT: \$1,287 (owner-occupied); city portion: \$383. \$689 (income-producing); city portion: \$192.

APPRAISED VALUE: \$125,034

PRESENT USE: Vacant

CONDITION: Fair

PRESENT OWNERS: Austin Newcastle Homes, Ltd.
5108 Avenue G
Austin, Texas 78751

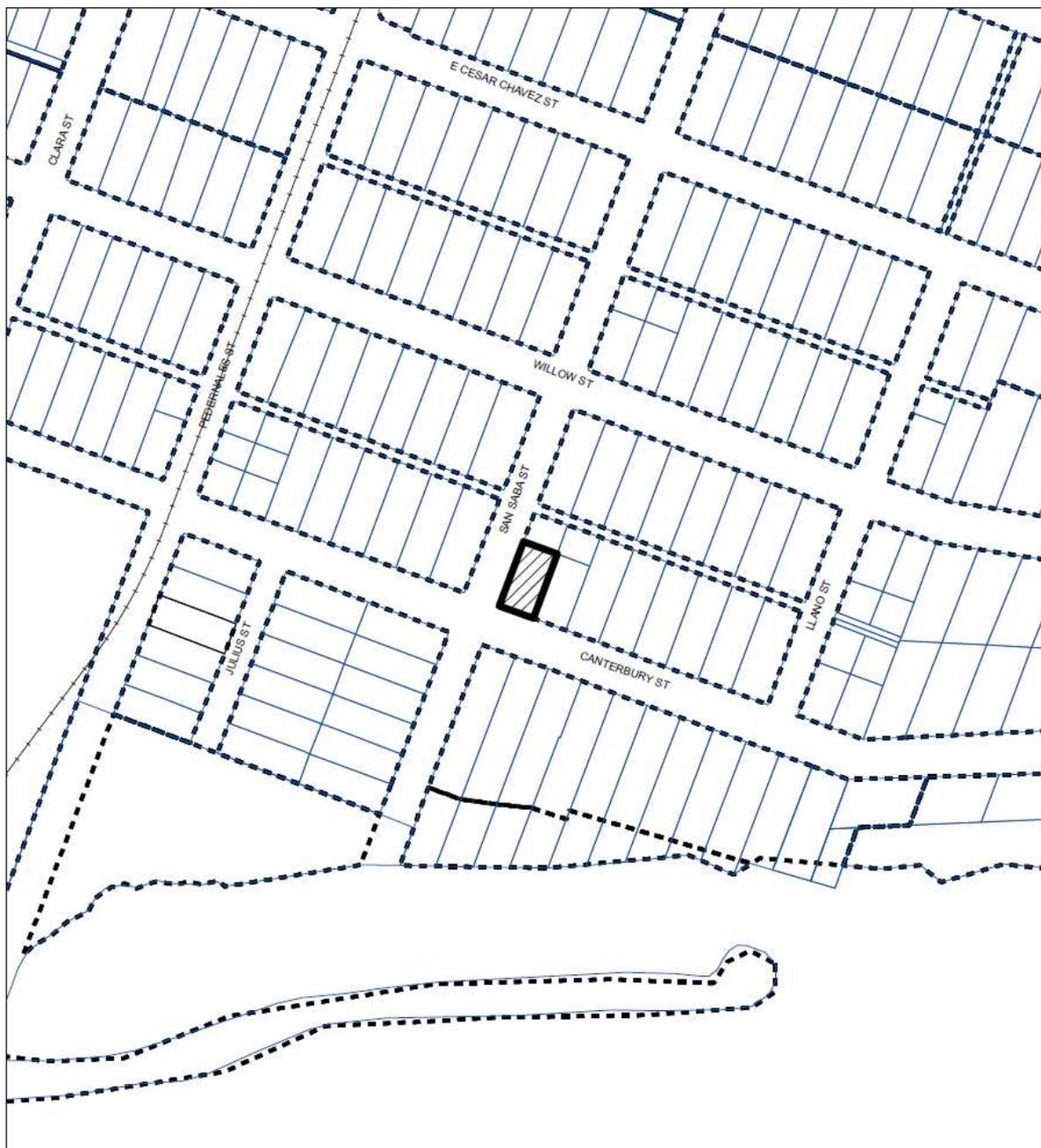
DATE BUILT: ca. 1937

ALTERATIONS/ADDITIONS: None apparent.

ORIGINAL OWNER(S): Marvin Braswell (contractor).

OTHER HISTORICAL DESIGNATIONS: None.

LOCATION MAP



 SUBJECT TRACT
 ZONING BOUNDARY

CASE#: HDP-12-0020
LOCATION: 2600 Canterbury Street



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DESIGN . BUILD
NEWCASTLE HOMES
 512.454.4600
 austinnewcastlehomes.com

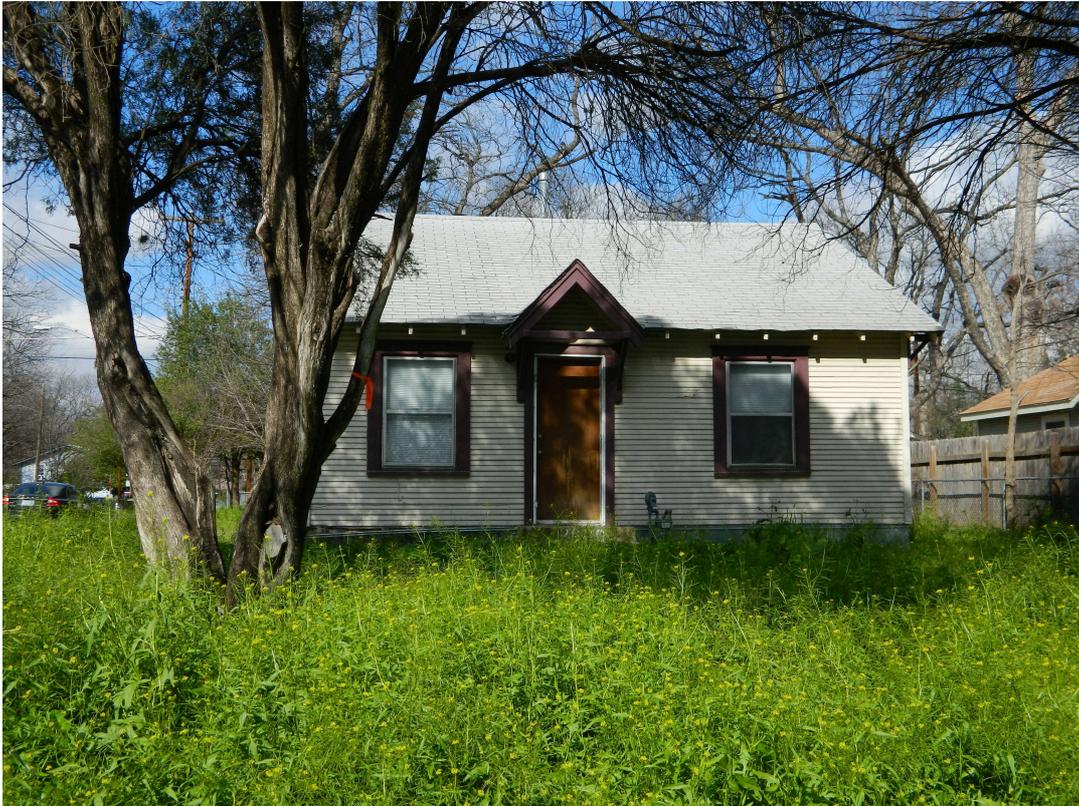
Plans for 2600 Canterbury

After meeting with City staff multiple times, receiving staff support for our plan, and meeting with concerned citizens April 3rd, 2012 as requested by the Historical Commission, here is a cooperative approach:

- Structure is vacant, beyond repair, and unsafe
- Zero interest in it from the market; framing crews assess it to be unfit for relocating
- City staff Historical Preservation staff concludes structure nor site is historic
- Demolition is only viable option
- Newcastle Homes, after meeting with staff and community, volunteers to incorporate a more traditional design elements into its plans for this site
- Construct new ENERGY STAR Certified single family home that fits style- and scale-wise into the Holly Neighborhood
- Work with the City and our arborist to save and improve as many trees as possible
- Home will not max out site, will be owner-occupied, will not include a secondary apartment, and no variances will be requested
- Newcastle has developed this approach with City and neighborhood stakeholders in the spirit of community cooperation
- See rendering:



2600 Canterbury Street
ca. 1937



OCCUPANCY HISTORY
2600 Canterbury Street

City Directory Research, Austin History Center
By City Historic Preservation Office
February, 2012

1992	Erasto Jacobo, renter No occupation listed NOTE: The directory indicates that Erasto Jacobo was a new resident at this address.
1985-86	Diann Rios, renter No occupation listed NOTE: The directory indicates that Diann Rios was a new resident at this address.
1981	No return
1975	Hermino and Irene S. Gomez, renters Truck helper, City Sanitation Division
1970	Brigido and Helinda Lopez, renters No occupation listed
1966	Vacant
1962	Aubrey E. and Sarah J. Jones, renters Tile setter
1959	Aubrey E. and Sarah J. Jones, renters

Unless the Plumbing is done in strict accordance with City Ordinances, do not turn on the water.

PERMIT FOR WATER SERVICE

AUSTIN, TEXAS

NO. 6066

M. M. B. Braswell

Address 2600 Canterbury St.

Plumber Horton

Size of Tap 1/2 Date 10-18-37

NW II

Foreman's Report

Date of Connection 10-18-37
 Size of Tap Made 3/4
 Size Service Made 3/4
 Size Main Tapped 6"
 From Front Prop. Line to Curb Cock 9'
 From S Prop. Line to Curb Cock 42'
 Location of Meter CURB
 Type of Box LOCK
 Depth of Main in St. 3'
 Depth of Service Line 18"
 From Curb Cock to Tap on Main 30'
 Checked by Engr. Dept. 10-23-37

No. Fittings	Size	Material
1	3/4"	Curb Cock
1	3/4"	Elbow
1	3/4"	St. Elbow
1	3/4"	Brushing
1	3/4"	Reducer to 1/2"
32	3/4"	Pipe
1	3/4"	Lead Comp. to Copper Corp
1	3/4"	Wattles to Copper to 1/2"
1	3/4"	Union
1	3/4"	Plug
1	3/4"	Tap Made 7953
1	3/4"	Stop
1	3/4"	Box
1	3/4"	Lid
1	3/4"	Valves

Foreman's Signature West

Req. No. 7097

INDEXED

Water service permit to M.B [Marvin] Braswell for this house (1937)