

# ZONING CHANGE REVIEW SHEET

**CASE NUMBER:** C14H-2012-0012

**HLC DATE:**

September 24, 2012

October 22, 2012

November 26, 2012

**PC DATE:**

December 11, 2012

**APPLICANT:** Historic Landmark Commission

**HISTORIC NAME:** Sellstrom House

**WATERSHED:** Johnson Creek

**ADDRESS OF PROPOSED ZONING CHANGE:** 2617 Pecos Street

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

**SUMMARY STAFF RECOMMENDATION:** Staff recommends 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:**

The house is an excellent and intact example of mid-century modern residential architecture and is associated with Leonard Lundgren, a world-renowned Austin architect, who designed this house for Dr. Albert and Eleanor Sellstrom in 1961. Dr. Sellstrom was a professor in the Department of French and Italian at the University of Texas and published several scholarly works on the French playwright, Corneille.

**HISTORIC LANDMARK COMMISSION ACTION:** September 24, 2012: Postponed to October 22, 2012 at staff's request. October 22, 2012: Initiated the historic zoning case. Vote: 4-0 (Limbacher, Leary, and Rosato absent). November 26, 2012: Recommended the proposed zoning change from SF-3-NP to SF-3-H-NP based upon the criteria for architecture and community value. Vote: 5-0 (Roberts and Rosato abstaining).

**PLANNING COMMISSION ACTION:** Recommended denial of the proposed zoning change from SF-3-NP to SF-3-H-NP. Vote: 5-1 (Stevens opposed; Anderson, Hernandez, and Hatfield absent).

**DEPARTMENT COMMENTS:** The house is beyond the bounds of the Comprehensive Cultural Resources Survey (1984).

**CITY COUNCIL DATE:** January 17, 2013

**ACTION:**

**ORDINANCE READINGS:** 1<sup>ST</sup> 2<sup>ND</sup> 3<sup>RD</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Steve Sadowsky

**PHONE:** 974-6454

**NEIGHBORHOOD ORGANIZATION:** West Austin Neighborhood Group

**BASIS FOR RECOMMENDATION:**

The ca. 1961 Sellstrom House is an excellent example of mid-century modern architecture, designed by Leonard Lundgren, a world-known Austin architect whose only residential designs are here in Austin, for A. Donald and Eleanor Sellstrom. Dr. Sellstrom is professor

**CONDITION:** Excellent

**PRESENT OWNERS:** Kit Carson, Ltd.  
100 NE Loop 410, #1300  
San Antonio, Texas 78216

**DATE BUILT:** ca. 1961

**ALTERATIONS/ADDITIONS:** A pool was built in the back of the house.

**ORIGINAL OWNER(S):** Albert and Eleanor Sellstrom

**OTHER HISTORICAL DESIGNATIONS:** None.

2617 Pecos Street  
ca. 1961



Detail of front entry, integral garage, and porch railing



Detail of porch railing



Detail of porch railing



Detail of wall cladding; south wing



Interior view of staircase showing the stone interior walls and the front door (through the stair railing)



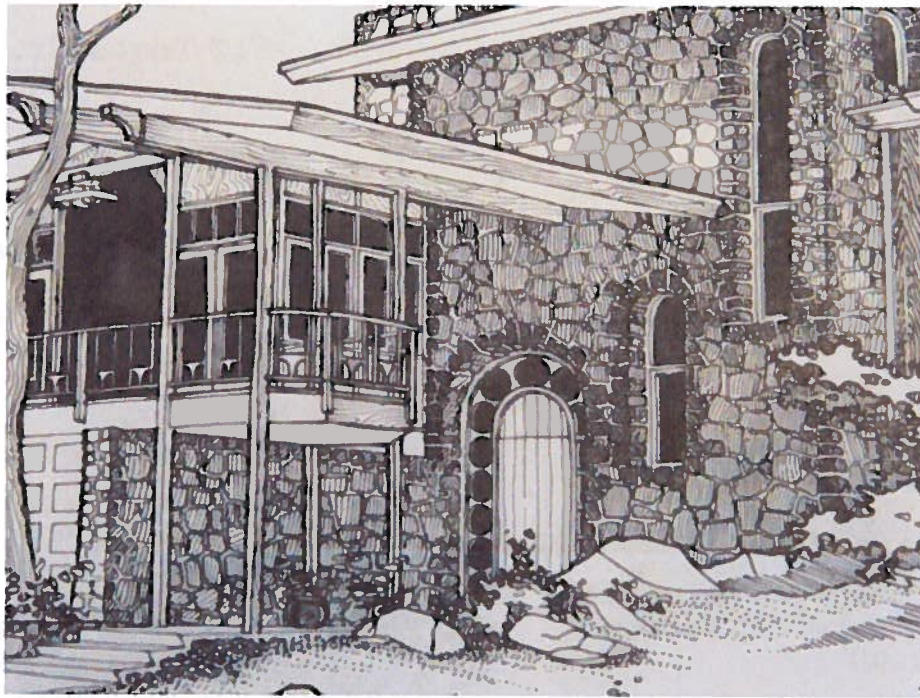
Detail of the stone walls and arches on the interior of the house.

## OCCUPANCY HISTORY 2617 Pecos Street

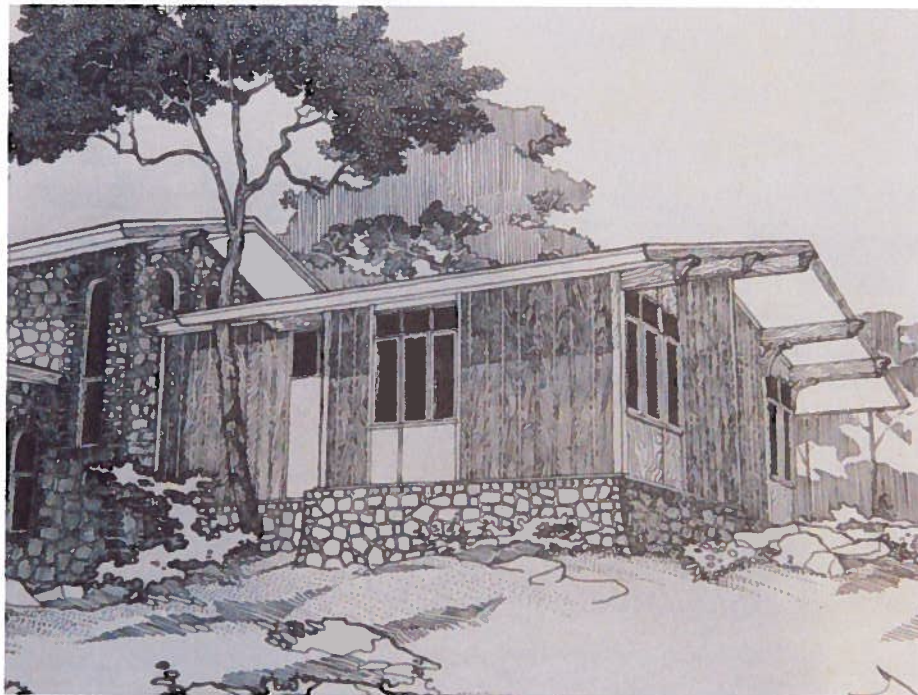
City Directory Research, Austin History Center  
By City Historic Preservation Office  
September, 2012

1992	Albert D. and Eleanor Sellstrom, owners Retired
1985-86	Albert D. and Eleanor Sellstrom, owners Retired
1981	Albert D. and Eleanor Sellstrom, owners Professor, University of Texas
1973	Albert D. and Eleanor Sellstrom, owners Professor, University of Texas
1967	Albert D. and Eleanor Sellstrom, owners Assistant professor, University of Texas
1963	Albert D. and Eleanor Sellstrom, owners Assistant professor, University of Texas
1962	The house is listed as under construction.

The 1930 U.S. Census reveals that Albert Donald Sellstrom was the son of Albert and Amelia Sellstrom; Albert Sellstrom owned a hardware store in Elgin, Texas. Albert Donald Sellstrom



Detail of the front entryway

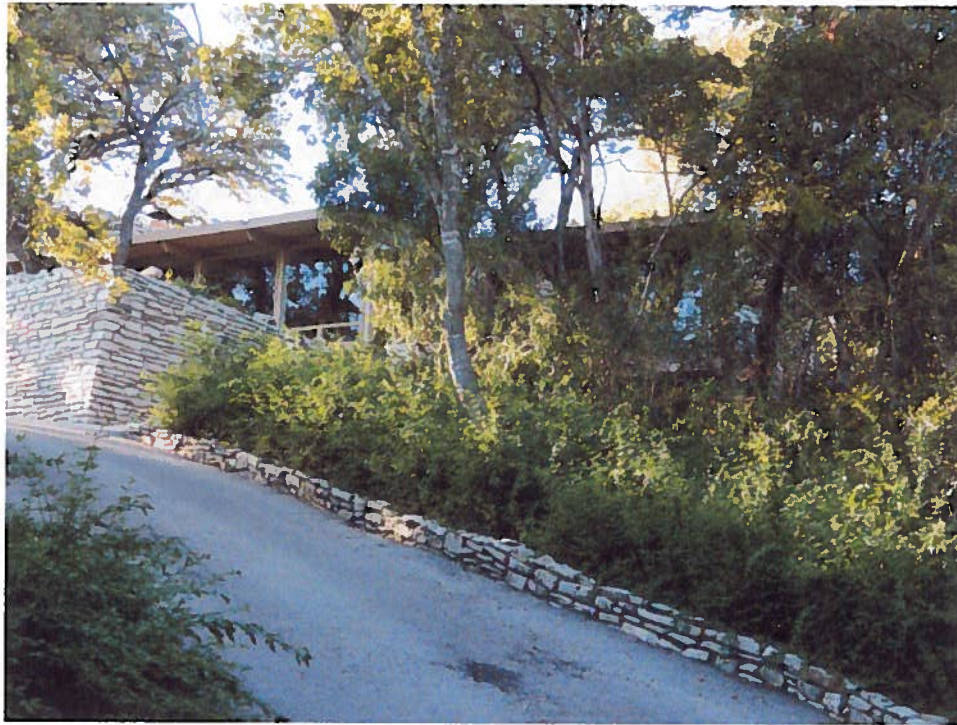


Detail of south wing

**OTHER BUILDINGS BY LEONARD LUNDGREN IN AUSTIN**



**Thomas Residence, 3901 Balcones Drive (1956)**



**Cook Residence, 4610 Crestway Drive (1955)**



**Lochte Residence, 3401 Foothill Drive (1952)**



**Lochte Residence, 3401 Foothill Drive (1952)**



**Luedecke Residence, 3403 Foothill Parkway (1952)**



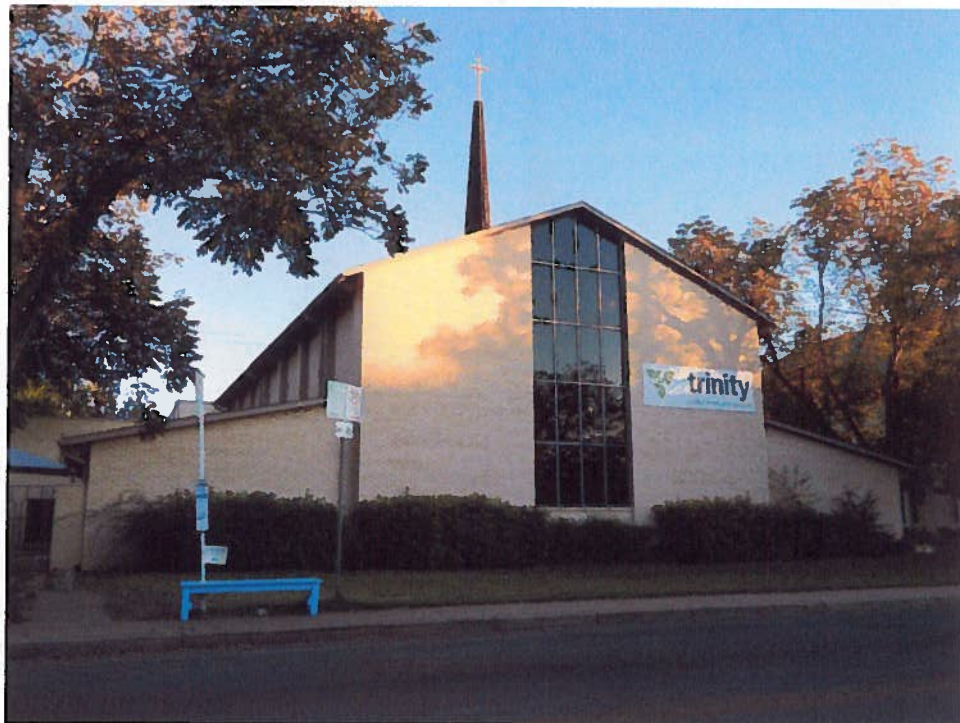
**Lundgren Residence, 4401 Deepwoods Drive (1974)**



**Lundgren Residence, 4401 Deepwoods Drive (1974)**



**L&M Apartments, 1507 Pease Road (1958)**



**Shettles Memorial Methodist Church, 4001 Speedway (1965-66)**



**St. George Episcopal Church, IH-35 and Crestwood Drive (1956)**



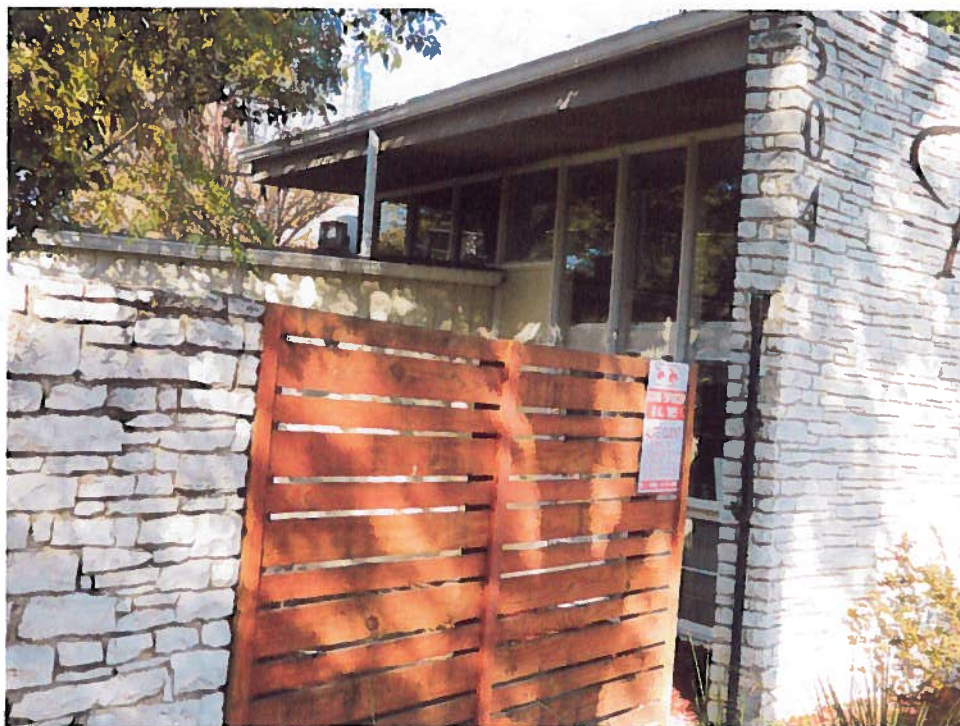
**Hage Residence, 2613 Spring Lane (1960)**



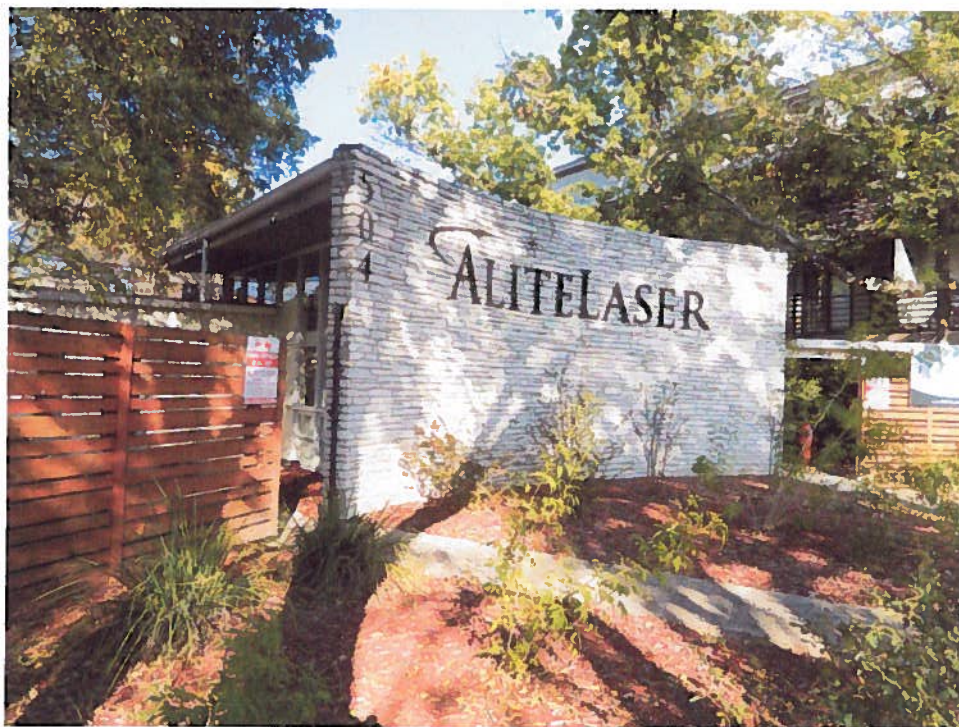
**Hage Residence, 2613 Spring Lane (1960)**



**Hage Residence, 2613 Spring Lane (1960)**



**Dildy-Bain Clinic, 504 W. 17<sup>th</sup> Street (1957)**



**Dildy-Bain Clinic, 504 W. 17<sup>th</sup> Street (1957)**

# KIT CARSON, LTD.

October 30, 2012

Mr. Steve Sadowsky  
Historic Preservation Officer  
City of Austin  
505 Barton Springs Road, 5<sup>th</sup> Floor  
Austin, TX 78704

Re: Demolition of 2617 Pecos Street, Austin, Texas 78703  
HDP-2012-0289

Mr. Sadowsky,

I am the attorney-in-fact and authorized representative of Kit Carson, Ltd, the owner of the property at 2617 Pecos Street. As Ross Rathgeber has previously advised you, we originally considered remodeling and expansion of the existing residence, but could not come up with a feasible solution as the safety problem with the driveway would still exist, as well as various other complications. Until the application for the demolition permit was referred to the Historic Landmark Commission, we had absolutely no reason to believe there were any issues with the demolition of this property. If we had known there were any issues, we would not have purchased this property.

I am most anxious to begin construction of my new residence which will be designed to fit the existing landscape and blend in with the neighborhood. However, when you requested postponement from the September to October meeting of the HLC, I consented in order to allow you additional time to research and permitted you to tour the interior so that you could see the problems we are facing. Given your recommendation to release the demolition permit, I was very surprised by the action of the HLC on October 22, 2012.

While I respect the HLC's opinion, I am adamantly opposed to the imposition of historic zoning on this property. As you have previously determined, it does not meet the established criteria. Please consider this letter a valid petition. Please contact Ross Rathgeber if you have any questions. I presently have a conflict with the next meeting of the HLC on November 26, 2012, but I hope to resolve it so that I might attend.

Sincerely,

Ashley Amini

CC: Tori Haase

Ross Rathgeber