

HISTORIC LANDMARK COMMISSION
AUGUST 26, 2013
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14H-1989-0010
Dabney-Horne House
507 W. 23rd Street

PROPOSAL

Move the house approximately 12 feet northwest of its current site on the same lot.

PROJECT SPECIFICATIONS

The applicant proposes to move the house approximately 12 feet north and 12 feet west of its current site on the same lot, which will place it in the northwest corner of the lot.

STANDARDS FOR REVIEW

The Commission's Standards for Review of applications for Certificates of Appropriateness include:

- Do not destroy the distinguishing original qualities or character of a building, structure, or site and its environment. Avoid the removal or alteration of any historic material or distinctive architectural features.

COMMITTEE RECOMMENDATIONS

Keep the house exactly where it is and investigate removal of non-historic additions and modifications to restore it to its historic footprint and appearance.

STAFF RECOMMENDATION

Staff can support the move of the house on the same lot, but recommends removal of non-historic additions to re-evaluate how far the house must be moved.



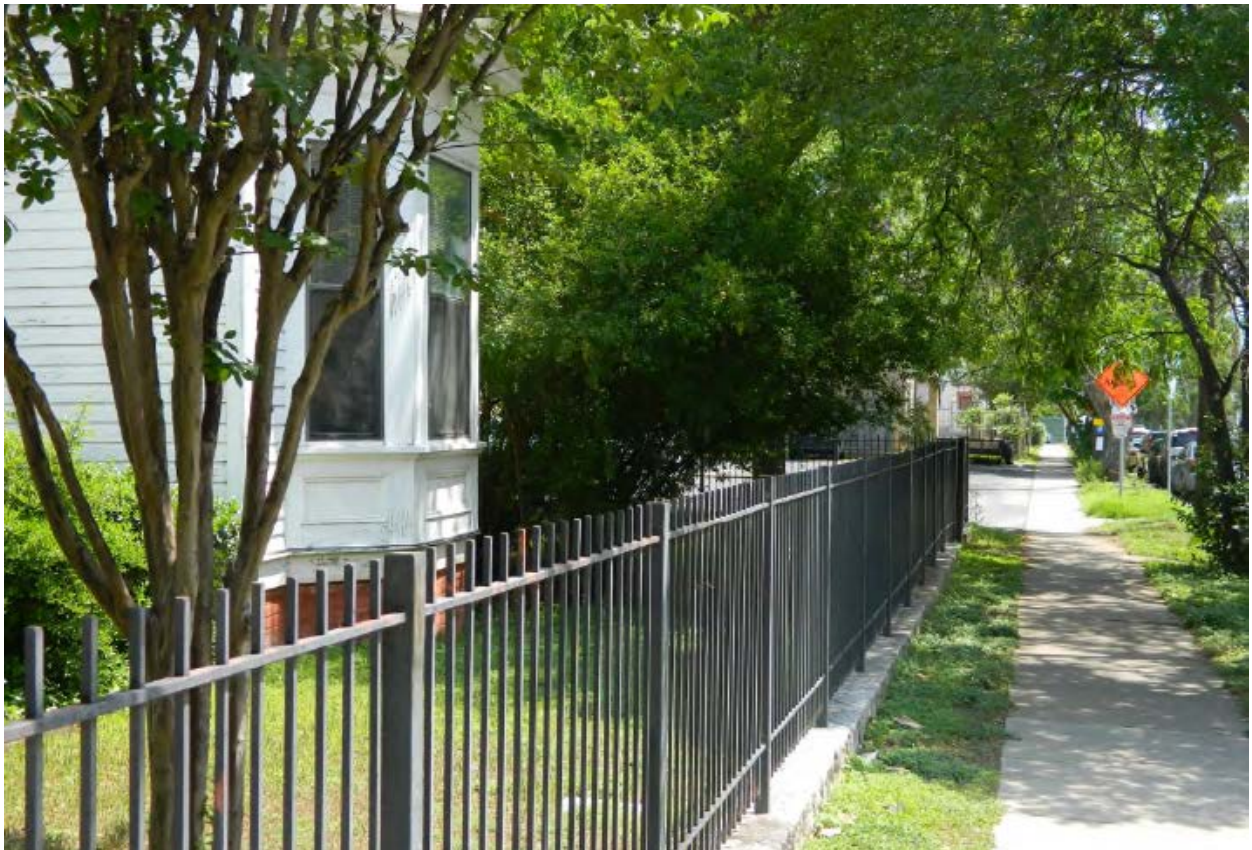
The house is proposed to be moved closer to this corner of the property by approximately 12 feet.



The house is proposed to be 12 feet closer to the front fence.



View of the front yard – the house will move 12 feet closer to the fence.



Side yard along Nueces Street – the house will move closer to this fence line.

HISTORIC ZONING CHANGE REVIEW SHEET

CASE: C14h-89-0010H.L.C. DATE: February 24, 1992P.C. DATE: March 3, 1992NAME OF SITE: Dabney-Horne House AREA: 0.217 acresAPPLICANT: University Co-Operative Society AGENT: N/ANEIGHBORHOOD ORGANIZATION: WEST UNIVERSITY NEIGHBORHOOD ASSOCIATION
SAVE UNIVERSITY NEIGHBORHOODSADDRESS OF PROPOSED ZONING CHANGE: 507 West 23rd StreetLOCAL SURVEY OR RECOGNITION: Comprehensive Survey of Cultural ResourcesNATIONAL REGISTER DISTRICT: No NATIONAL LANDMARK: NoRECORDED TEXAS LANDMARK: No CAPITOL VIEW: N/AZONING FROM: GO-CO TO: GO-CO-HSUMMARY STAFF RECOMMENDATION:Staff recommends GO-CO-H, Community Commercial-Conditional Overlay-Historic zoning.
(SEE ATTACHED)HISTORIC LANDMARK COMMISSION RECOMMENDATION:

To Grant GO-CO-H, Community Commercial-Conditional Overlay-Historic zoning.

PLANNING COMMISSION RECOMMENDATION:

To Grant GO-CO-H, Community Commercial-Conditional Overlay-Historic zoning. (Vote: 7-0) Consent.

DEPARTMENT COMMENTS:CITY COUNCIL DATE: April 2, 1992 ACTION: Granted GO-CO-H. (Vote: 6-0)ORDINANCE READINGS: 1ST 04/02/92 2ND 04/02/92 3RD 04/02/92ORDINANCE NUMBER: 92-0402-FCASE MANAGER: Antonio GonzalezPHONE: 499-2243

STAFF RECOMMENDATION (February 18, 1992)

C14H-89-0010

Staff recommends GO-CO-H, General Office-Conditional Overlay-Historic, zoning.

STRUCTURE BACKGROUND

DATE BUILT: c. 1883

ARCHITECT: Unknown*

ORIGINAL OWNER: Robert L. Dabney

ARCHITECTURAL STYLE/PERIOD WITH DESCRIPTION OF ANY INNOVATIVE DESIGN, FEATURES, DETAILS, MATERIALS OR CRAFTSMANSHIP: Bay window and distinctive wood trim.

DATE AND EXTENT OF ALTERATIONS/ADDITIONS: The only addition that the staff is aware of is a ramp that has been added to the front porch.

The original windows have been replaced with metal windows.

* Robert L. Dabney may have designed the house.

CASE BACKGROUND

This case was initiated in 1989, but was postponed indefinitely at the request of the owner after the Historic Landmark Commission had recommended approval of historic zoning for the structure (See Attachment "A").

The subject site was rezoned to GO-CO, General Office-Conditional Overlay, last year, under zoning case C14-91-0038, in order to bring the use of the property into conformance with the Land Development Code. One condition of the zoning approval was that the Dabney-Horne House be retained on the site.

BASIS FOR RECOMMENDATION

The Dabney-Horne House meets the following historical zoning designation criteria as listed in Sec. 13-2-103 of the Land Development Code.

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.
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.

8. Archaeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest.
9. Exemplification of the cultural, economic, social, ethnic, or historical heritage of the City, State, or the United States.
11. Identification with a person or persons who significantly contributed to the culture and development of the City, State, or United States.
12. A building or structure that because of its location has become of value to a neighborhood, community area, or the City.
13. Value as an aspect of community sentiment of public pride.

SUMMARY OF ADDITIONAL INFORMATION

Attachment "B": Ownership Information

Attachment "C": Occupancy Information

Attachment "D": Significant Persons Associated with the Structure/Site

SURVEY FORM FOR HISTORIC LANDMARK INVENTORY
CITY OF AUSTIN, TEXAS

NAME OF SITE: Dabney-Horne House	FILE NO. C14H-89-0010
SITE ADDRESS: 507 West 23rd Street	PARCEL NO. 02-1201-0414
LEGAL DESCRIPTION: Lot 13 & N. 9' of Lot 14	GRID NO. J/23,24
Outlot 34, Division D, Louis Horst's Subdivision	

DEEDS RECORDS:	Volume 4420	Page 2060 & 2061	
	Volume	Page	<u>ZONING</u>
TAX ABATEMENT:	(Appraisals)		
<u>City</u>	<u>AISD</u>	<u>ACC</u>	<u>County</u>
	1,601.85		416.48
\$791.44	70.93	\$2,884.70	
			From: MF-4, Multi-Family Res.
			To: MF-4-H, Multi-Family Res.- Historic

PRESENT USE: Residential
CONSTRUCTION / DESCRIPTION: One-story, frame residence.

CONDITION:
Exterior: Poor Interior: Unknown

<u>PRESENT OWNERS</u>	<u>ADDRESS</u>	<u>TELEPHONE NO.</u>
University Cooperative Society	P. O. Box 7520, UT Station (12)	

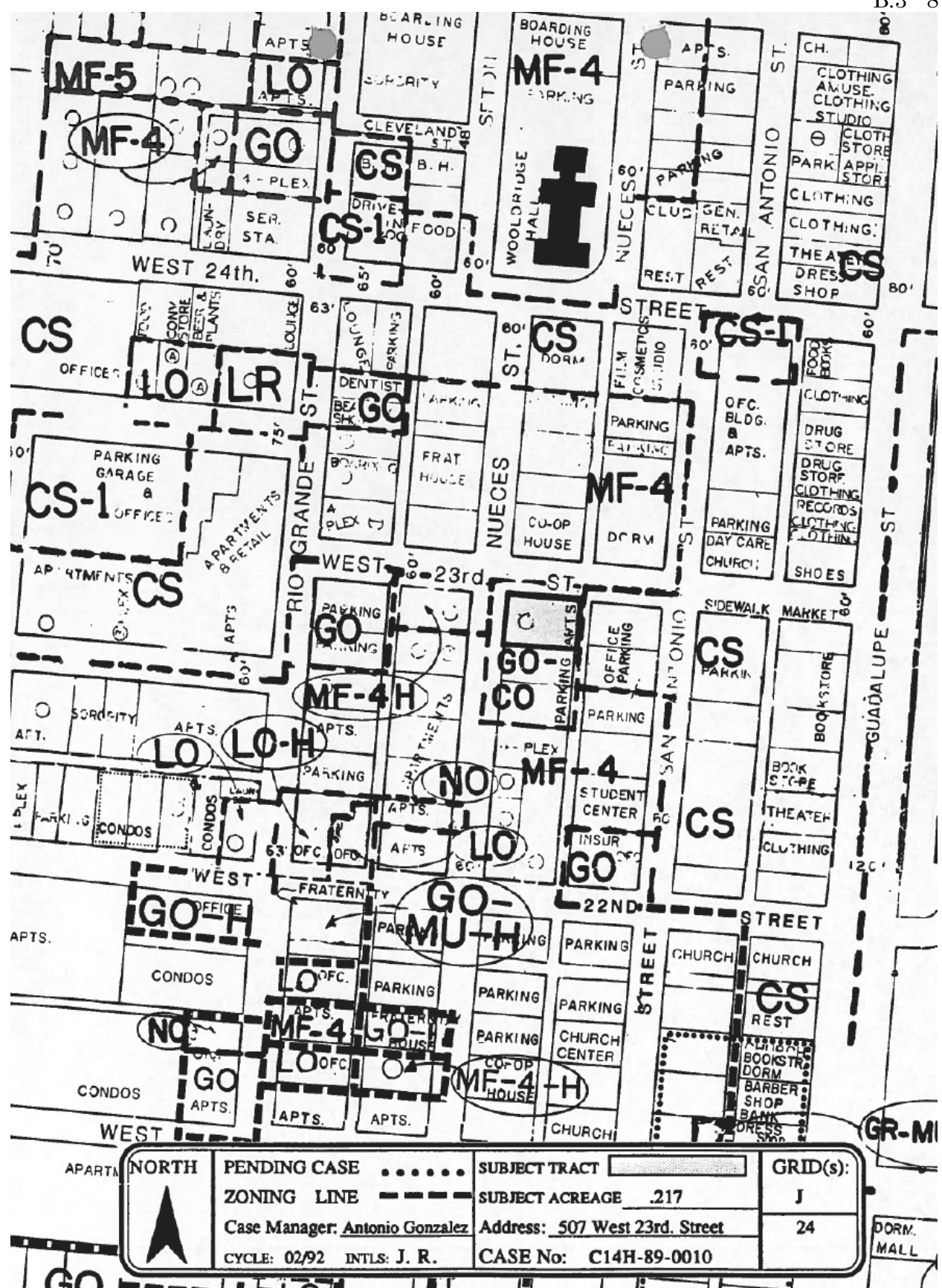
OTHER INTERESTED PARTIES:		
<u>NAMES</u>	<u>ADDRESS</u>	<u>TELEPHONE NO.</u>
West University Neighborhood Association	1106 West 22 1/2 St (05)	
Save University Neighborhoods	P. O. Box 8142 (13)	

DATE BUILT: c.1883 DATES & EXTENT OF ALTERATIONS/ADDITIONS: Dates of additions unknown.

ARCHITECT: Unknown * BUILDER: Unknown
ORIGINAL OWNER: Robert L. Dabney
ARCHITECTURAL STYLE OR PERIOD WITH DESCRIPTION OF ANY INNOVATIVE DESIGN,
FEATURES, DETAILS, MATERIALS OR CRAFTSMANSHIP: Bay window and distinctive
wood trim.

NATIONAL REGISTER? No NATIONAL LANDMARK? No RECORDED TEXAS LANDMARK? No
LOCAL SURVEYS OR RECOGNITION? Comprehensive Survey of Cultural Resources

* Allegedly designed by Robert L. Dabney.



	PENDING CASE	SUBJECT TRACT	GRID(s):
	ZONING LINE - - - - -	SUBJECT ACREAGE .217	J
	Case Manager: Antonio Gonzalez	Address: 507 West 23rd. Street	24
	CYCLE: 02/92 INTLS: J. R.	CASE No: C14H-89-0010	

Historic Landmark Commission MINUTES - March 22, 1989

3. C14h-89-010

Dabney-Horne House
507 W. 23rd Street

Staff reported that the house was placed on the agenda by the owner. The historical association of this structure and the contributions to the city by its owners are highly significant and apparent. The structure appears to meet Items (1), (6), (8), (9), (11) and (12) of the criteria; item (13) would be met if the structure were restored. Staff is recommending historic zoning.

Two persons spoke in favor of historic zoning:

Eugenia Schoch - former Landmark Commission member
Mike McHone - Save University Neighborhoods

Both persons spoke to urge the Commission to zone the structure historic, and Mr. McHone urged that the maximum number of uses per permitted for this structure if it was zoned historic.

Speaking in opposition, B.J. Cornelius, representing the University Co-op (owners), showed slides of the house, and stated that it was the wish of the owners to move the house to a different location to make way for more parking for the business. They presently have two offers to purchase the structure and to relocate it. The owners are not interested in restoring the structure and will board it up within two months. The structure has been used in the immediate past as rental property, but because the structure is deemed as unsafe, that use has ceased. The owners do not feel the house is architecturally significant, and that it does not warrant historic zoning.

Commissioners Blake Alexander and Sharon Judge both stated that the house was in good condition with the Co-op acquired it, and it is the Co-op that has allowed it to deteriorate to this degree. Both felt that the owners should not be rewarded for allowing this deterioration.

COMMISSION ACTION: Christianson/Judge

Motion: To recommend historic zoning.

Ayes: Unanimous
Absent: Creer, Fowler

THE MOTION PASSED BY A VOTE OF 8-0.