

HISTORIC LANDMARK COMMISSION
JANUARY 26, 2015
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14H-2004-0007
Steck House
305 W. 34th Street

PROPOSAL

Demolish a secondary structure behind the main house, the garage, and carport.

PROJECT SPECIFICATIONS

The structures proposed for demolition are a one-story frame building that was used as auxiliary housing when this property served as a halfway house, the detached frame garage, and the carport. All of the buildings are dilapidated, and none date from the time of construction of the principal house. None have any architectural or historical value with relation to the house and its context.

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

Not reviewed.

STAFF RECOMMENDATION

Approve the demolition of the structures. None of them have significance with relation to the principal house on the site. Review of the proposed new construction on the site will come at a later time.

LOCATION MAP



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

CASE#: C14H-2004-0007
Address: 305 E 34TH ST



1" = 200'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Demolition Application

Adopted December 2012

Application type: Commercial ☐

Residential ☒

Fee paid: \$

HLE

PDRD/CHPO
DEC 29 2014

Permit Information	
FOR OFFICE USE ONLY	BP- _____ PR- <u>14-134497</u> LHD_NRD_HDP- <u>14-1160</u> Ca. <u>1970</u>
	REFERRED BY: <u>MW</u> NRHD/LHD: <u>Cent of App</u>
	<input type="checkbox"/> RELEASE PERMIT <input type="checkbox"/> DO NOT RELEASE PERMIT <input type="checkbox"/> HLC REVIEW- _____
	<u>CITY 2004-007 - Steek House</u>
HISTORIC PRESERVATION OFFICE _____ DATE _____	
Property Information	
Address: <u>305 E. 34th Street</u>	
City/Zip: <u>Austin, TX 78703</u>	
Current use: <u>rent house</u>	
Demolition Type	
<input checked="" type="checkbox"/> Total	
<input type="checkbox"/> Partial—Identify (s), roof or portion of wall(s) and demo permit for secondary structure behind main house & misc. flatwork. structure includes apartment, carport, and garage.	
Applicant	
Name: <u>Cater Joseph</u>	
Address: <u>2806 A Windsor Road</u>	
City/Zip: <u>Austin, TX 78703</u>	
Phone: <u>512.450.8091</u>	
Email: <u>cater@josephcompanies.com</u>	
Owner	
Name: <u>DC+CJ Holdings, LP</u>	
Address: <u>2806 A Windsor Road</u>	
City/Zip: <u>Austin, TX 78703</u>	
Phone: <u>512.450.8091</u>	
Email: <u>cater@josephcompanies.com</u>	
Demolition Contractor Information	
Company: <u>Cater Joseph</u>	
Address: <u>2806 A Windsor Road</u>	
City/Zip: <u>Austin, TX 78703</u>	
Phone: <u>512.450.8091</u>	
Structural Information	
Square Feet: <u>340 sf + 400 sf (garage) + 180 sf (carport)</u>	
Building Materials: <u>wood siding & shingle roof</u>	
Foundation Type: <u>slab</u>	
Estimated cost of demolition: <u>\$2,000.00</u>	

IMPORTANT:

Inspections are required for all demolition projects. If you do not call for a final inspection, the permit will expire after 180 days from the time of applying for the permit. In order to close out an expired permit, an applicant will be required to submit a NEW application for the project and all fees will be assessed again.

DO NOT LET YOUR PERMIT EXPIRE!!!!

HISTORIC LANDMARKS AND DISTRICTS: If this property is a Historic Landmark or is within a Local Historic District or National Register Historic District, additional applications and fees will apply. For more information, contact the City Historic Preservation Office.



Demolition Application

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Submittal Requirements

- ☒ 1. Owner authorization/signature, **NOTARIZED** at the bottom of this page
OR a NOTARIZED letter of authorization from the owner giving the applicant permission to apply.
- ☒ 2. Dimensioned Site Plan or Survey that shows all existing structures and what is being demolished
- ☒ 3. Certified tax certificate(s) from the Travis County Tax Assessor's Office (5501 Airport Boulevard, 854-9473).
- ☒ 4. Photos of each side of structure; the front photo needs to show the entire front of the structure that is visible from the street.
- ☒ 5. Review Fee (see fee schedule for applicable fees)

Additional requirements for Commercial Demolitions:

- ☐ 6. Approved/Red-stamped site plan OR an approved Site Development Exemption Form
- ☐ 7. Completed Texas Department of Health Asbestos Notification Form; must be filled out by a licensed inspector or contractor

Consent, Authorizations and Signatures

I understand and will adhere to the following rules or regulations:

- 1. No work may begin prior to issuance of this permit**
2. It is important to verify with the Development Assistance Center (DAC) that new construction will be permitted on the property at this location PRIOR to filing this application.
3. If the structure to be demolished is currently tied into water and/or sewer services provided by the City of Austin, you must contact Austin Water Utility at 512-494-9400 to obtain specific water and sewer service information.
4. If the proposed work will require the removal of any tree protected by ordinance or impact the critical root zone as defined within the Environmental Criteria Manual (3.5.2.A), a Tree Ordinance Review Application is required prior to any such activity. **Note, root zone protection measures (e.g. fencing, boards attached to the trunk, mulch) are required prior to work commencing.** Information can be found at <http://www.austintexas.gov/department/city-arborist>. Contact the City Arborist Program at (512) 974-1876 or cityarborist@austintexas.gov.
5. If the proposed work will require use of City right-of-way, a Right of Way Application must be approved prior to any such activity. Applications may be obtained in the Watershed Protection and Development Review located on the 8th floor at One Texas Center. For additional information, call 974-7180 or go to <http://www.austintexas.gov/department/right-way-management>
- 6. The Historic Preservation Office will review this application to determine if the structure that is subject of this application is potentially historic as defined by §25-11-214 of the City of Austin Land Development Code. Additional review by the Historic Landmark Commission may be required and additional fees may be assessed.**
7. Once this review is complete and approved, the permit may be obtained from the Permit Center and additional fees will be assessed at that time.

I, the undersigned, hereby swear or affirm that the information provided in this application is true and correct to the best of my knowledge and is an accurate reflection of my intentions for the above structure and/or property. I understand that any omission or incorrect information herein will render this application and any permit obtained invalid.

☐ As owner(s) of the property described in this application, I/we hereby authorize the Applicant listed on this application to act on my/our behalf during the processing and presentation of this request. They shall be the principal contact with the City in processing this application.

Signature of Applicant: _____

Date: 12/19/2014

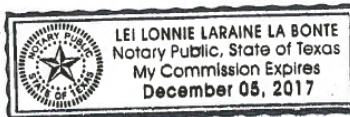
(if different from owner)

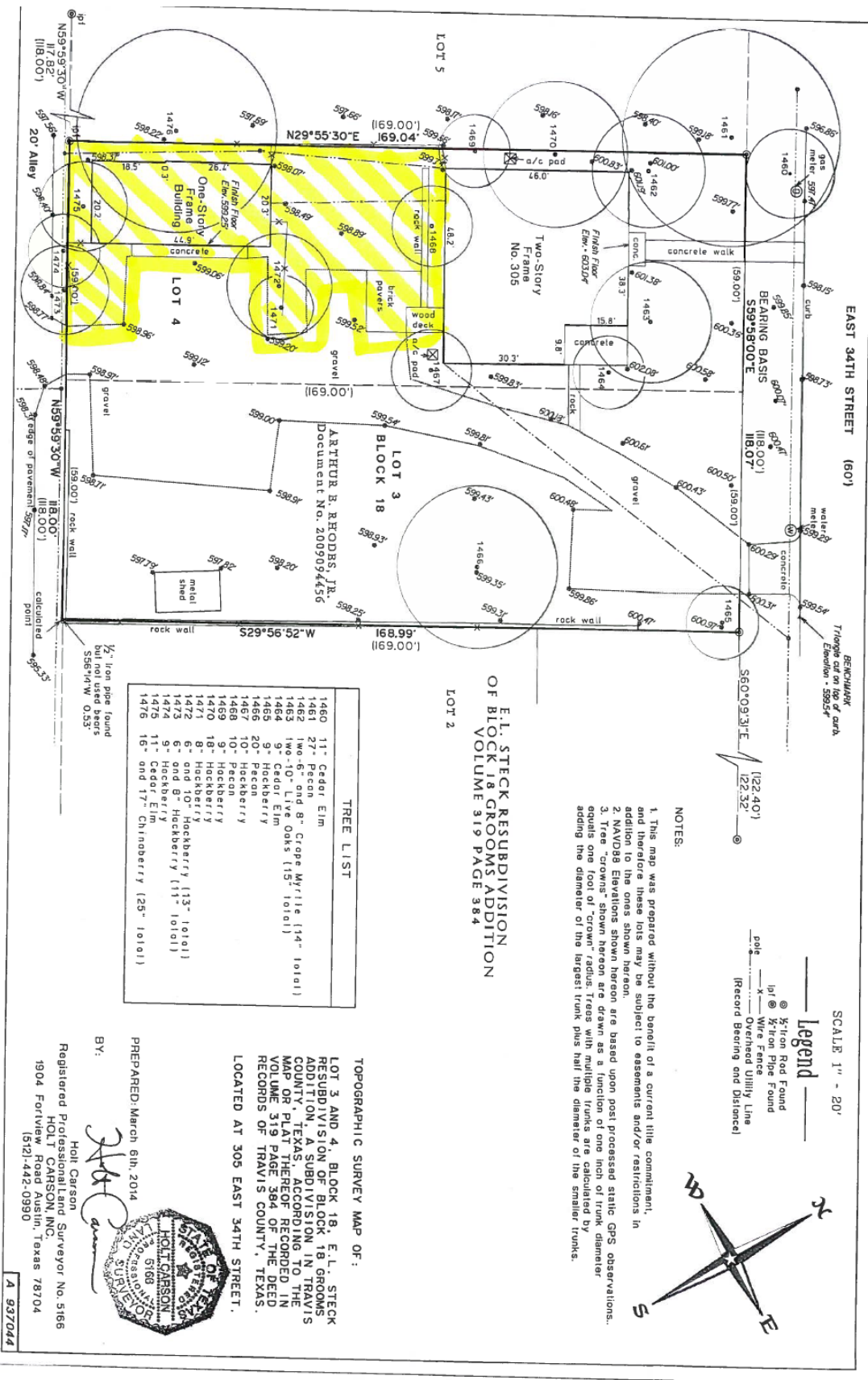
Signature of Owner: _____

Date: 12/19/2014

Sworn and subscribed before me this 19 day of December 2014

Signature of Public Notary _____











PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (it may be delivered to the contact person listed on a notice); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/development.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number(s): C14H-2004-0007, 2014-134497-PR

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: Historic Landmark Commission, January 26, 2015

Mary Tagle
Your Name (please print)

3406 Duval St.

Your address(es) affected by this application

MA SB

Signature

Date

1/22/15

☐ I am in favor
☒ I object

Comments: This project is not neighborhood "friendly"

as is the design acceptable. A large historic
home, The Steek House, with 3 proposed multi-story
which look like many barracks adjacent to this 4-story
house are not done on the duplexes. Bldg. #2 just out into
the street and back beyond the set back of the Steek House (H).
The proposed structures do nothing for esthetics & design
for the property. It resembles a large "detritus"
garage - not allowed on a MH-3 property. There
are the certificate of appropriateness.

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review

Steve Sadowsky

P. O. Box 1088

Austin, TX 78767-8810

Fax Number: (512) 974-9104