

**HISTORIC LANDMARK COMMISSION**  
**FEBRUARY 27, 2017**  
**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**  
**C14H-1993-0024 and C14H-2000-0012**  
**Stanley Homestead and Out-building**  
**1809 and 1811 Newton Street**

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**PROPOSAL**

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Move the stone outbuilding 20 feet to the west and remove the historic zoning from 6,901 square feet of the back of Lots 7 and 8, Block 29, Swisher Addition.

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**PROJECT SPECIFICATIONS**

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The applicant is proposing to move the landmarked stone outbuilding 20 feet to the west and to remove historic zoning from the rear sections of both Lot 7 and Lot of Block 29, Swisher Addition to allow for the subdivision and sale of that property for an additional residence facing W. Mary Street. The applicant will provide the details for the move of the shed to the Commission pending approval of this application.

The applicant has submitted a detailed numbering plan for the dismantling of the shed and its reconstruction at its proposed new site as well as the foundation plan requested by the Commission.

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**STANDARDS FOR REVIEW**

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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.

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**COMMITTEE RECOMMENDATIONS**

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The Committee recommended approval of the concept of moving the shed, but did not want to recommend release of the zoning until the Commission has had the opportunity to see the plans for any new construction on the back of the lot.

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**STAFF RECOMMENDATION**

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Approve as proposed. The proposed location of the outbuilding is 20 feet west of its current site and the move will not have any adverse effect on the context of the outbuilding vis-à-vis the homestead; the back section of both lots is currently undeveloped, absent a driveway and parking area. Removing the historic zoning from this land will not impact the historic character of the homestead or the relocated outbuilding. Staff does not concur with the Committee's recommendation that the Commission condition its approval of the removal of historic zoning on approval of a new house to be built on the back of the lot – this area is not contributing in character to the historic context of the house and outbuilding and, in staff's opinion, should not be tied to the ability to sell or develop that portion of the lots.



The outbuilding proposed for relocation 20 feet west (towards Newton Street) from its current site.





The existing driveway and parking area at the back of the homestead with the outbuilding, looking towards Newton Street (west).

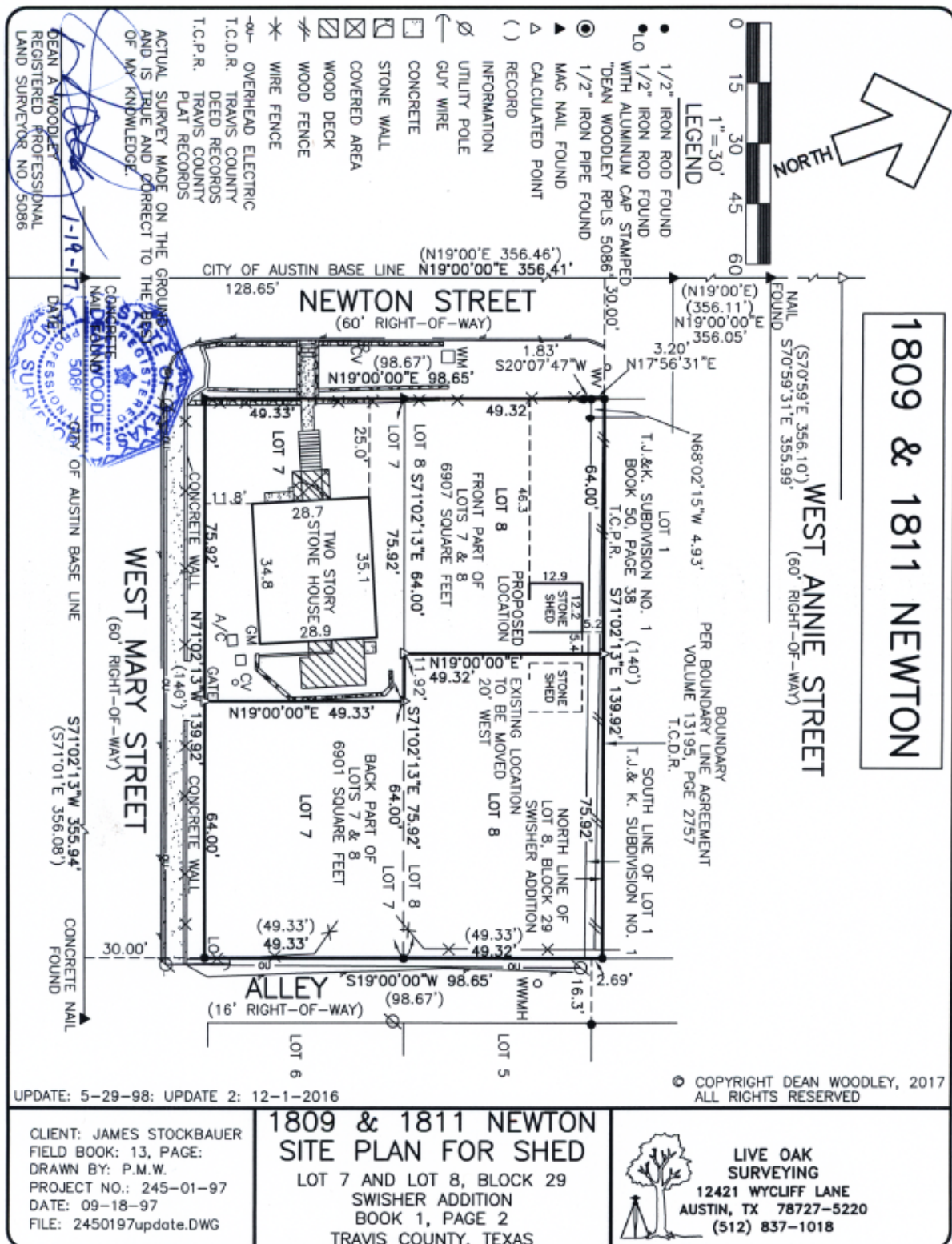




Exhibit "A"

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## DESCRIPTION

OF A 6901 SQUARE FEET TRACT OF LAND, BEING OUT OF AND A PART OF THE ISAAC DECKER LEAGUE, SITUATED IN TRAVIS COUNTY, TEXAS, ALSO BEING A PART OF LOT 7 AND LOT 8, BLOCK 29 SWISHER ADDITION AS RECORDED IN BOOK 1, PAGE 2 OF THE TRAVIS COUNTY PLAT RECORDS, SAID 0.808 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

Beginning at a 1/2" Iron Rod Found with Aluminum Cap stamped "Dean Woodley RPLS 5086" at the Southeast corner of Lot 7, Block 29 Swisher Addition as recorded in Book 1, Page 2 of the Travis County Plat Records, Being in the North Right-of-Way of West Mary Street (60' Right-of-Way) and the West line of a 16' Alley as shown on the said Swisher Addition Subdivision Plat, for the Southeast corner of the herein described Tract;

Thence, N71°02'13"W, with the South line of the said Lot 7 and the North line of the said West Mary Street, for a distance of 64.00' feet to a Calculated Point at the Southwest corner of the herein described Tract, From Which a Mag Nail Found in Stone at the Southwest corner of the said Lot 7, Bears N71°02'13"W, 75.92' feet;

Thence, N19°00'00"E, crossing the was Lot 7, for a distance of 49.33' feet to a Calculated Point in the North line of the said Lot 7 and the South line of Lot 8 of the said Swisher Addition, for an Ell corner of the herein described Tract;

Thence, N71°02'13"W, with the common line between the said Lot 7 and the said Lot 8, for a distance of 11.92' feet to a Calculated Point at a corner in the West line of the herein described Tract, From Which a Mag Nail Found at the Northwest corner of the said Lot 7 and the Southwest corner of the said Lot 8, Bears N71°02'13"W, 64.00' feet;

Thence, N19°00'00"E, crossing the said Lot 8, for a distance of 49.32' feet to a Calculated Point in the North line of the said Lot 8 Also being the agreed upon line in the Boundary Line Agreement recorded in Volume 13195, Page 2757 of the Travis County Deed Records, for the Northwest corner of the herein described Tract, the property to the North is Lot 1, T.J & K Subdivision No.1 as recorded in Book 50, Page 38 of the Travis County Plat Records, From Which a 1/2" Iron Rod Found at the Northwest corner of the said Lot 8, Bears N71°02'13"W, 64.00' feet;

Thence, S71°02'13"E, with the North line of the said Lot 8 and the agreed upon line in the said Boundary Line Agreement, for a distance of 75.92' feet to a 1/2" Iron Rod Found at the Northeast corner of the said Lot 8 and being in the West Right-of Way of the said 16' Alley, for the Northeast corner of the herein described Tract;

Thence, S19°00'00"W, with the East line of the said Lot 8 and the West line of the said 16' Alley for a distance of 49.32' feet to a 1/2" Iron Rod Found at the Southeast corner of the said Lot 8 and the Northeast corner of the said Lot 7, for a point in the East line of the herein described Tract;

Exhibit "A"

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Thence, S19°00'00"W, with the East line of the said Lot 8 and the West line of the said 16' Alley for a distance of 49.33' feet to the Place of Beginning, containing 6901 Square Feet of Land Area.

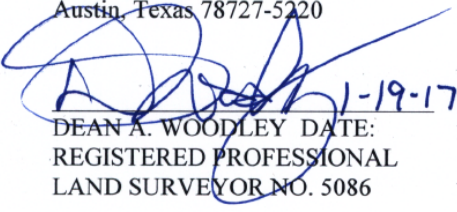
The bearings for the above description are based upon the Swisher Addition as recorded in Book 1, Page 2 of the Travis County Plat Records

STATE OF TEXAS )(

COUNTY OF TRAVIS )(

I hereby certify that this field note description was prepared from the results of an actual survey made on the ground under my supervision and that it is true and correct to the best of my knowledge.

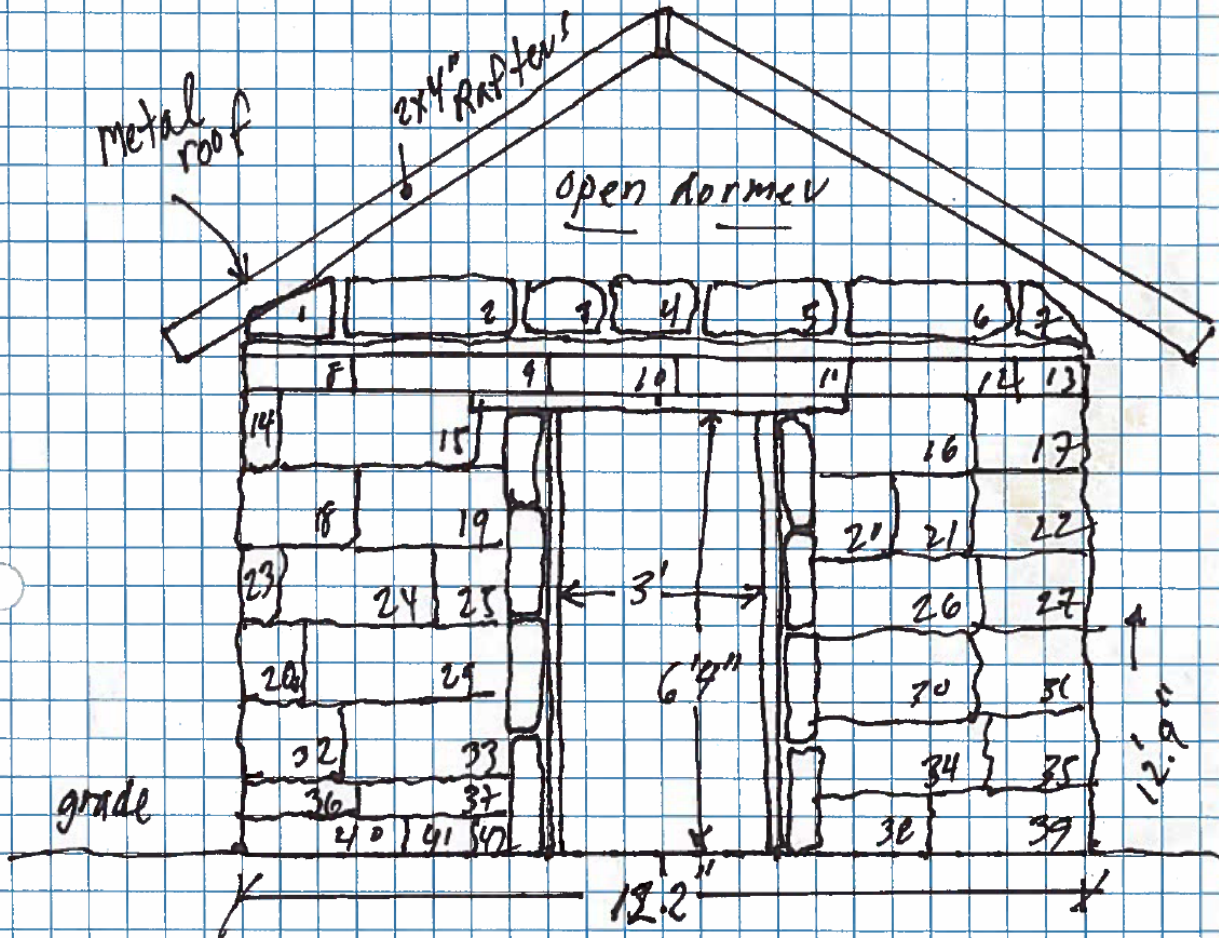
LIVE OAK SURVEYING  
12421 Wycliff Lane  
Austin, Texas 78727-5220

 1-19-17  
DEAN A. WOODLEY DATE:  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 5086



1809 Newton Field Notes 1-18-17.wps

2/17/17

FRONT VIEW STANLEY SHED

1809 NEWTON ST.  
JIM STOCK

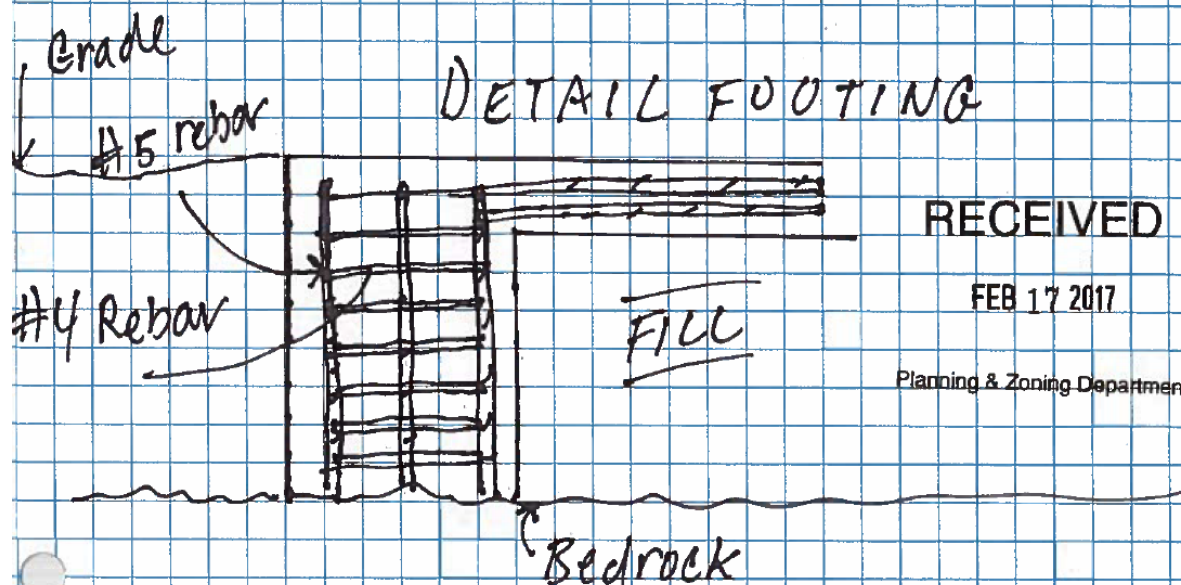
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Planning &amp; Zoning Department



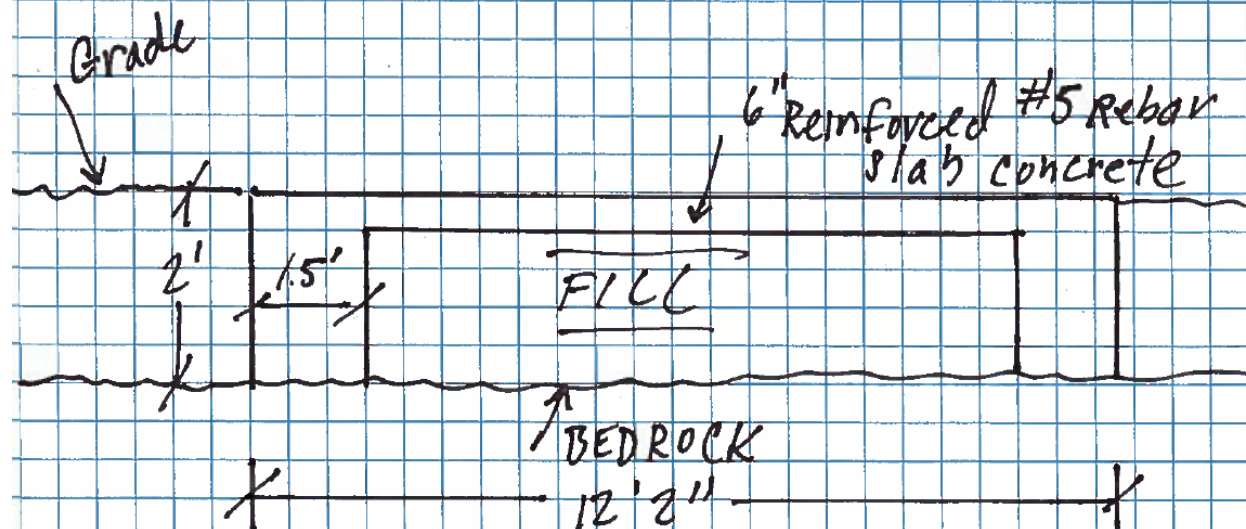
2/17/17

FOUNDATION DRAWING

RECEIVED

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Planning &amp; Zoning Department



STANLEY SHED

512 803.7506

1809 NEWTON ST.

JIM STOCKDAVER