

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2017-0031

HLC DATE:

July 24, 2017

PC DATE:

APPLICANT: Penick Place Historic District Project (Miranda Dodson)

HISTORIC NAME: Penick Place Historic District

Council District No. 3

WATERSHED: Lady Bird Lake

ADDRESS OF PROPOSED ZONING CHANGE: Roughly bounded by Penick Drive on the north and west, East Riverside Drive on the south, and Country Club Road on the east, and including the 5600 and 5700 blocks of Penick Drive and East Riverside Drive.

ZONING FROM: SF-3-NP to SF-3-HD-NP; ERC to ERC-HD; and SF-1-NP to SF-1-HD-NP.

SUMMARY STAFF RECOMMENDATION: Staff recommends the creation of the proposed historic district and the zoning changes to add the HD (Historic Area) overlay to all existing base zoning.

QUALIFICATIONS FOR HISTORIC DISTRICT DESIGNATION:

There are 7 houses within the proposed district; of these, 5 are contributing. The two non-contributing houses are not yet 50 years old, but follow the same architectural patterns as the contributing houses within the district. The district includes the 7 houses along the north side of Penick Drive; the south side of Penick Drive and the large lot fronting on East Riverside Drive are undeveloped and vacant. These lots were part of the original Penick Place Subdivision.

The owners of all 7 of the houses along Penick Drive have filed petitions in support of the establishment of the historic district. The owner of the vacant, undeveloped lots is in opposition to the creation of the historic district. There have been discussions facilitated by city staff between the nominating team and the owner of the vacant, undeveloped lots regarding whether to include those lots within the historic district. The nominating team is firm in their belief that the vacant lots should be included as they were a part of the original Penick Place subdivision, and that the design standards proposed for the historic district will apply to new single- and multi-family developments on the vacant lot, thus ensuring the preservation of the character of the historic section of the neighborhood. The owners of the vacant lots have entitlements to construction from the city and the ERC (East Riverside Corridor) zoning that enables the development of dense multi-family residential and mixed-use structures.

The nomination meets the criteria for designation as a historic district, has at least 51% of the structures contributing to the character of the district, and the support of at least 51% of the property owners within the district.

HISTORIC LANDMARK COMMISSION ACTION: July 24, 2017:

PLANNING COMMISSION ACTION:

DEPARTMENT COMMENTS: The Penick Place Historic District comprises the ca. 1951 plat by Harvey Penick, adjacent to the old Austin Country Club in southeast Austin. It was designed as a golf-course community. Harvey Penick was the golf pro at the old Austin Country Club and was a noted designer of several golf courses throughout the country. When the Austin Country Club moved from its old Hancock location to southeast Austin, Penick took the opportunity to plan and develop an adjacent golf-course community – Penick Place. The Penick Place subdivision and proposed historic district contains homes built in the 1950s and 1960s, with one Mid-Century Modern house; the rest are ranch-style houses. The character of the subdivision is defined by one-story houses on large lots, with a significant set-back from the street.

CITY COUNCIL DATE:

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: East Riverside Neighborhood Association

BASIS FOR RECOMMENDATION:

Architecture and historical significance. Please see the attached nomination for detailed discussions of the architecture and historical significance of the proposed Penick Place Historic District.

ESTIMATED ANNUAL TAX ABATEMENT: N/A. Designation as a historic district will enable property owners to apply for an ad valorem property tax abatement for rehabilitating contributing houses in accordance with a plan approved by the Historic Landmark Commission, and in conformance with Section 25- of the Land Development Code.

PRESENT USE: The Penick Place Historic District is exclusively residential with some vacant lots that are zoned for multi-family use.