

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2018-0015

HLC DATE:

February 26, 2018

PC DATE:

APPLICANTS: James Bilodeau

HISTORIC NAME: Mary Street Historic District

WATERSHED: Blunn Creek

ADDRESS OF PROPOSED ZONING CHANGE: Both sides of the 500 block of E. Mary Street.

ZONING: All base zoning within the proposed historic district will have the HD (Historic Area Combining District) overlay added. No changes to base zoning are proposed by this nomination.

SUMMARY STAFF RECOMMENDATION: Staff recommends the proposed zoning changes to create the Mary Street Historic District.

QUALIFICATIONS FOR HISTORIC DISTRICT DESIGNATION:

The nomination for the Mary Street Historic District meets all Code requirements for the formation of a historic district.

HISTORIC LANDMARK COMMISSION ACTION:

PLANNING COMMISSION ACTION:

DEPARTMENT COMMENTS: The proposed Mary Street Historic District was developed from 1929 to 1939 as part of the Blue Bonnet Hills Addition. At the time, the district's location deterred wealthier families who preferred to live in closer proximity to downtown. Consequently, early residents were working-class, with many World War I veterans, government employees, and other white-collar and blue-collar workers who commuted downtown. Residents were predominantly homeowners, with a few renters. Many initial residents lived on the street for many decades. The scale of the buildings reflects the district's working-class beginnings: most buildings are one story tall and modestly sized, with no architects identified for any building. More than half of the buildings within the district are designed in the Craftsman style, with other buildings designed in the Tudor Revival, Minimal Traditional, Colonial Revival, and Neoclassical styles.

The City held a community workshop to discuss the draft design standards for the district; the proposed standards reflect comments from the workshop. See attached memo for changes recommended by staff.

CITY COUNCIL DATE:

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Cara Bertron

PHONE: 974-1446

NEIGHBORHOOD ORGANIZATION: South River City Citizens

BASIS FOR RECOMMENDATION:

The Code requires that at least 51% of the structures within a proposed district contribute to the historic character of the district; and that at least 51% of the property owners or the owners of 51% of the land within the district must support its creation. The proposed historic district contains 19 resources, of which 17 (89%) are contributing to the historic district. The nomination for creation of the historic district has the demonstrated support of 68% of property owners within the district. The District Preservation Plan has been reviewed and approved by the City Law Department and Austin Energy.

PARCEL NO.: See attached appendix.

LEGAL DESCRIPTION: See attached appendix.

ESTIMATED ANNUAL TAX ABATEMENT: N/A. The owners of eligible properties within the district may apply for an abatement of the taxes on the added value of the property after completing qualified preservation projects approved by the Historic Landmark Commission.

APPRAISED VALUE: N/A

PRESENT USE: Residential

CONDITION: N/A

PRESENT OWNERS: See attached appendix.

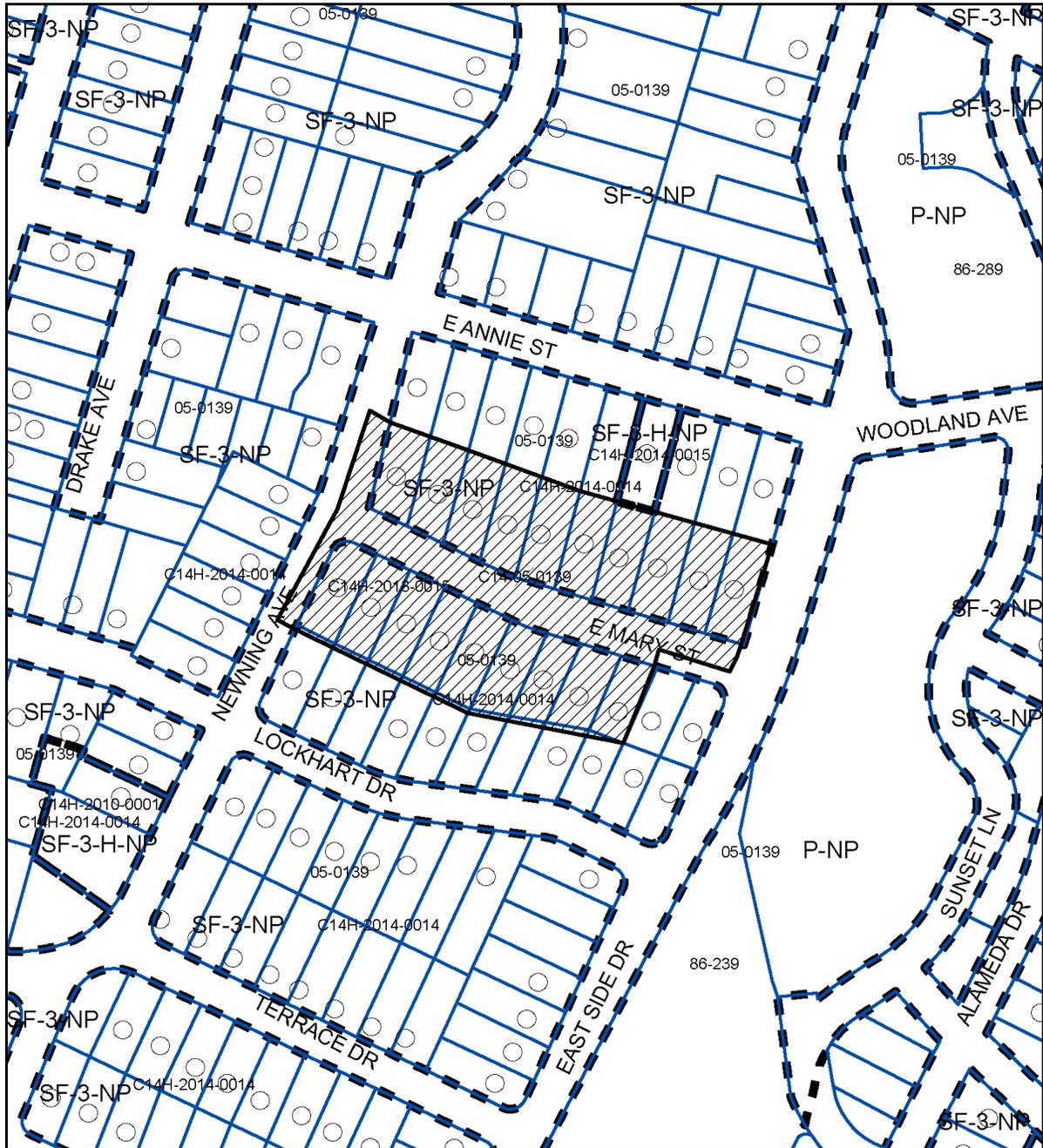
DATE BUILT: The period of significance for the proposed Mary Street Historic District is 1929 to 1939, which encompasses all ground-up new construction in the district.

ALTERATIONS/ADDITIONS: See District Preservation Plan (Appendix D), attached.

ORIGINAL OWNER(S): N/A

OTHER HISTORICAL DESIGNATIONS: There are no City of Austin historic landmarks within the proposed historic district.

LOCATION MAP



ZONING

 SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

Zoning Case: C14H-2018-0015

1" = 167'

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