

HISTORIC LANDMARK COMMISSION
AUGUST 27, 2018
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14H-1981-0018
Kenney House
611 W. 22nd Street

PROPOSAL

Remove historic zoning from a portion of the back and east side of the lot.

PROJECT SPECIFICATIONS

The applicant proposes to remove historic zoning from a portion of the back and east side of the parcel, leaving a 5-foot historic zoning buffer around the building that would require the approval of a Certificate of Appropriateness for any changes. The area proposed for the removal of historic zoning contain a parking area and vacant land.

The applicant seeks this reduction in the area of historic zoning in order to construct an adjacent high-rise residential building. The design of the proposed new building will have glass walls on the first floor, with supporting structural columns and pylons beyond to support the remainder of the building. The columns will be approximately 10 feet from the wall of the historic house, and the glass wall of the first story of the new building will be approximately 9 feet in from the placement of the columns. The design of the new structure is intended to allow and maintain existing street views of the historic building, especially from 22nd Street looking west.

The applicant proposes to maintain 5,581 square feet as historic out of the current approximately 12,240 square-foot parcel. The remaining historic zone on this parcel would encompass the footprint of the existing house (with the removal of non-historic additions already approved with a Certificate of Appropriateness), and a 5-foot buffer on the east and south sides of the existing house. The historic areas to the west and north sides of the house will remain unchanged by this proposal.

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.
- Contemporary design for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- Construct new additions or alterations to structures in such a manner that if such addition or alteration were to be removed in the future, the essential form and integrity of the structure will be unimpaired.

COMMITTEE RECOMMENDATIONS

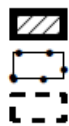
The Committee is wary of releasing historic zoning from the property in advance of the site plan being approved for the proposed project. One committee member felt more comfortable with a 10-foot buffer for historic zoning rather than the 5-foot buffer currently proposed. Another committee member stated that the relationship of the new and historic

buildings to the street was paramount in importance, and requested more detailed drawings showing the articulation of the proposed adjacent building.

The applicant has provided more detailed drawings as requested by the committee.

STAFF RECOMMENDATION

Staff recommends the removal of the historic zoning from a portion of the property as appropriate for the construction of the adjacent high-rise building, and recommends the enactment of safeguards to protect the integrity of the historic building and its environment. The area sought for removal of historic zoning is currently a parking lot or other vacant land that does not contribute to the context of the historic house. The major issue here is the compatibility of the new with the existing, and providing safeguards that if the proposed project falls through for some reason, that the context of the Kenney House would remain intact. It is difficult to imagine a larger presence with any other adjacent building, and the environment of the existing house will certainly change dramatically with the construction of the proposed new building, but staff believes that the proposed design of the new building provides a sensitive treatment of the historic house with its glass walls that do not hinder or obliterate the traditional views of the house along 22nd Street. If the Commission is comfortable with the proposed distance between the historic and new buildings, the juxtaposition of the buildings on the lot, and the safeguards for the preservation of the building, then the application to remove the historic zoning should be approved.



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1" = 141'

NOTIFICATIONS

CASE#: C14H-1981-0018
 LOCATION: 611 W 22nd Street

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