



CURRENT PHOTOGRAPH



KENNEY - LOMAX HOUSE

PLANNING COMMISSION SUBMITTAL | 611 W. 22ND STREET

(HISTORIC PHOTOGRAPH - CIRCA 1970 - COURTESY OF MIKE MCHONE)

PRECEDENT CASES FOR HISTORIC ZONING CHANGE

1. **Rutherford House; 2105 Nueces** (adjacent to Hill House 2107 Nueces C14H-1981-0002); This historically zoned house had the H overlay removed and the house was relocated out of the COA at the request of the owner who was a descendent of Rutherford.
2. **Beriah-Graham House; 2605 Salado** (C14H-1977-0028); Professor Naismith who owned the house did research that revealed the house was designed and built by Abner Cook and had been moved at this location by previous owners. The House was zoned “H”.
3. **White-Springfield; 2112 Rio Grande** (C14H-1980-0019); Property was subdivided and north portion with the House was rezoned to office and mixed use and “H” overlay. The south half with the garage and rose garden was later redeveloped as a condominium project.
4. **Kuehne-Moore House; 2303 Rio Grande** (C14H-2000-2268); porches removed and the house moved from its original location at 23rd Street where Pearl Street dead ends. House was rezoned to office mixed use and “H”
5. **Dabney - Horne House – 507 W. 23rd Street** - C14H- 1989-0010
 - a. Moved to poplar court near Clyde field house.
 - b. HLC agreed to rezoning and removed zoning at 507 W. 23rd Street.
6. **Burt House; 612 W. 22nd** (C14H-1981-0017); Land added by subdivision to the site from the rear of 608 W. 22nd (Mc Sween House not considered to be historic). Site was rezoned to office mixed use and “H”.
7. **Roy Thomas House; 1510 San Antonio St.** (C14H-2001-0015); House moved from 2700 Blk. of Hemphill Street to 16th and San Antonio. House was restored and rezoned to office and “H”. This effort received award from historical society.

BERIAH -GRAHAM HOUSE 2605 SALADO



WHITE-SPRINGFIELD HOUSE 2112 RIO GRANDE



KUEHNE - MOORE HOUSE 2303 RIO GRANDE



KUEHNE - MOORE HOUSE 2303 RIO GRANDE

ORIGINAL LOCATION TODAY
900 W. 23rd STREET

CURRENT LOCATION
2303 RIO GRANDE



BURT HOUSE 612 W. 22nd STREET



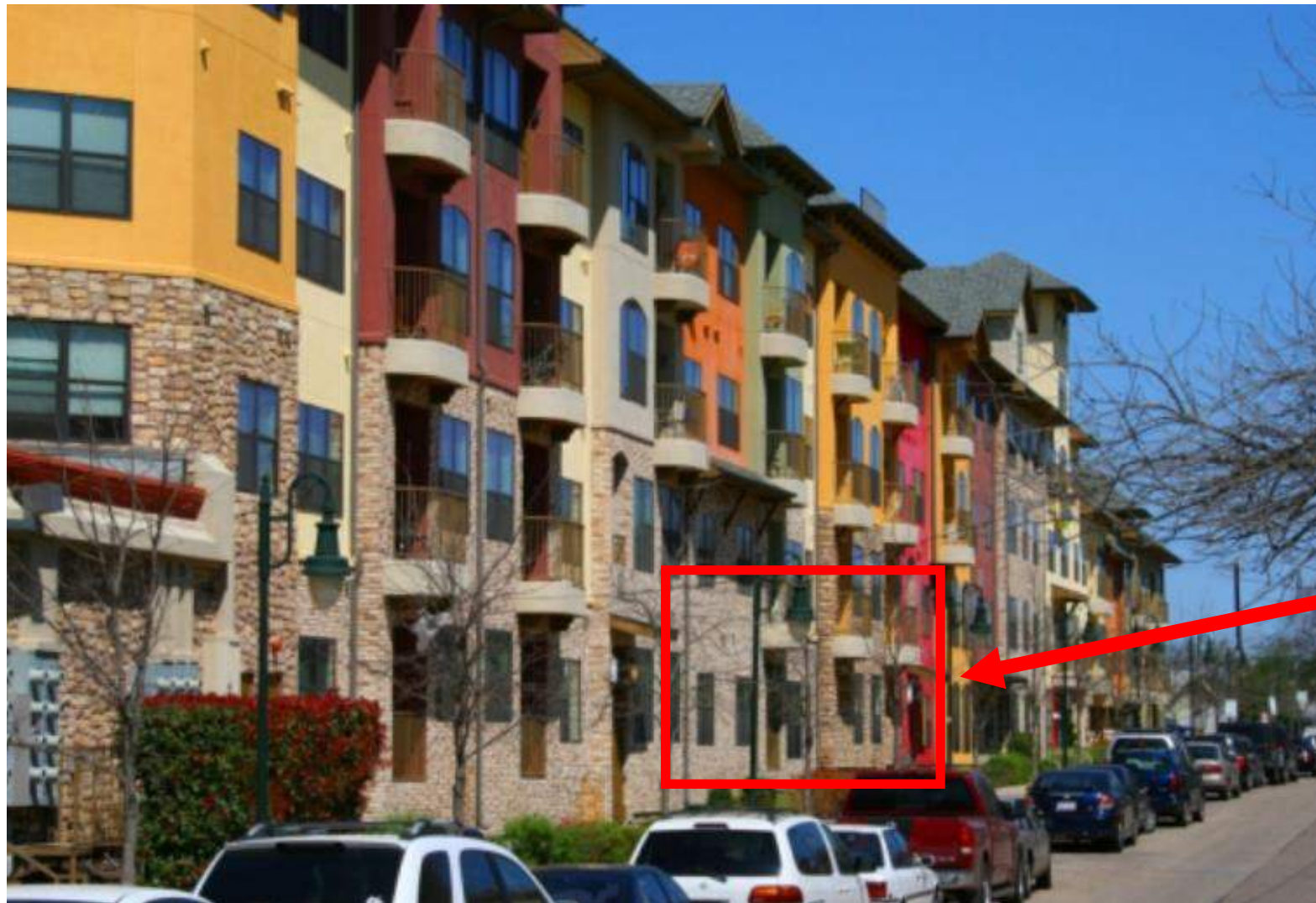
ROY L. THOMAS HOUSE 1510 SAN ANTONIO STREET



ROY L. THOMAS HOUSE 1510 SAN ANTONIO STREET

ORIGINAL LOCATION TODAY
2812 HEMPHILL PARK

CURRENT LOCATION
1510 SAN ANTONIO STREET

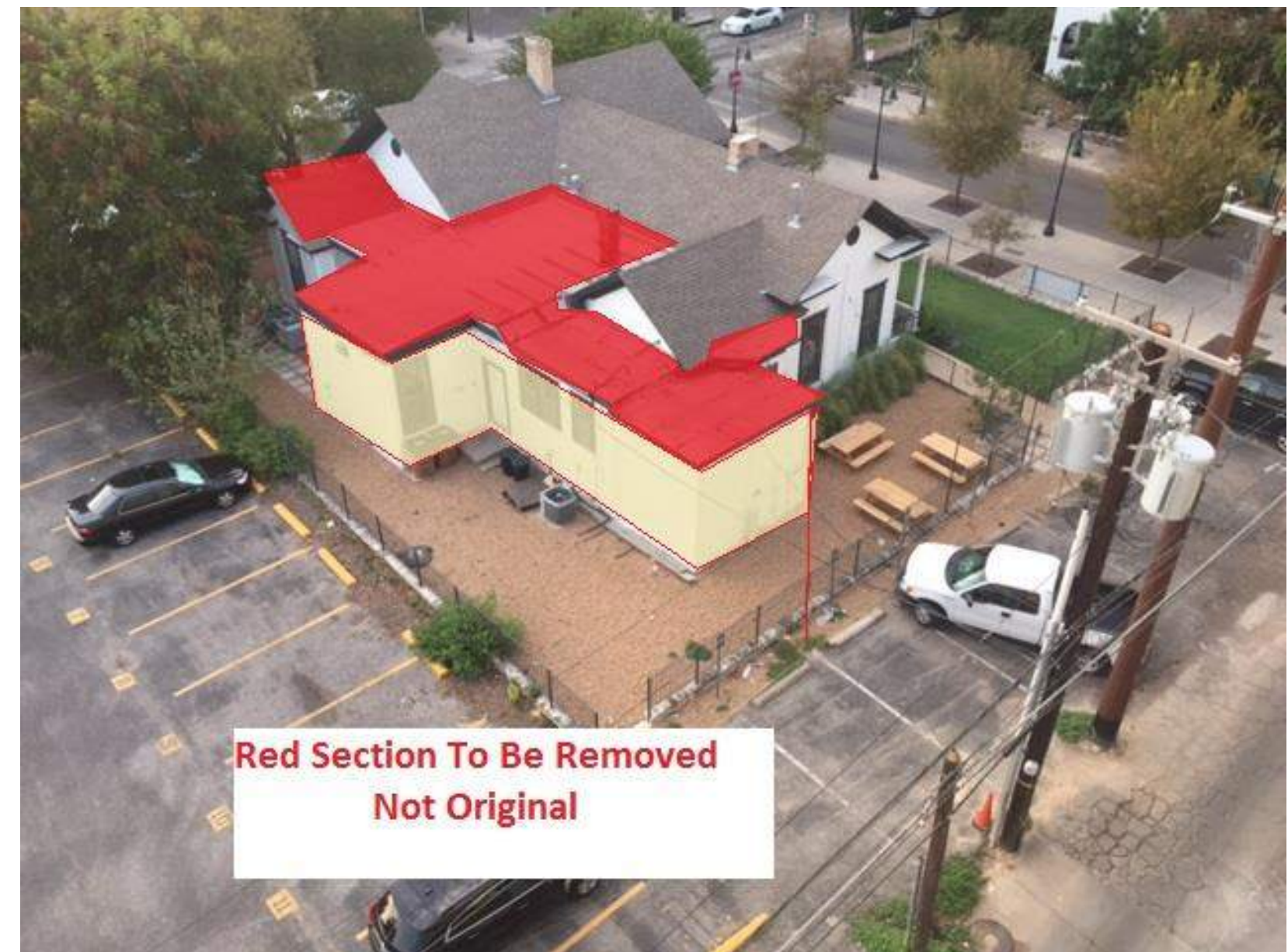


RECENT HISTORIC ZONING REDUCTIONS OR CHANGE OF HISTORIC ZONING STATUS

1. **Dabney-Home House; 507 W. 23rd** (C14H-1989-0010) in 2015 and continuing into 2016 this House was moved to 901 Shoal Cliff and the H was removed from the original location today.
2. **Pompee-Clark-Cook House; 506 W 22nd** (C14H-2000-2051); this house was originally located adjacent to the alley and in 1999 it was moved to the west where a former house had been removed which located this structure on the NE corner of 22nd and Nueces. It was zoned office mixed use and by metes and bounds granted “H”. The 1st Villas on Nueces were built around the house. In 2017 the site area zoned H was reduced to allow for the current under construction Villas on Nueces.
3. **Franzetti Store; 2402 San Gabriel** (C14H-1977-0015); In 2017 the rear portion of the historic site had the H removed for the Hilltop UNO project which includes the property to the north and south.

DABNEY - HORNE HOUSE 901 SHOAL CLIFF

ORIGINAL LOCATION
507 W. 23rd STREET



DABNEY - HORNE HOUSE 901 SHOAL CLIFF

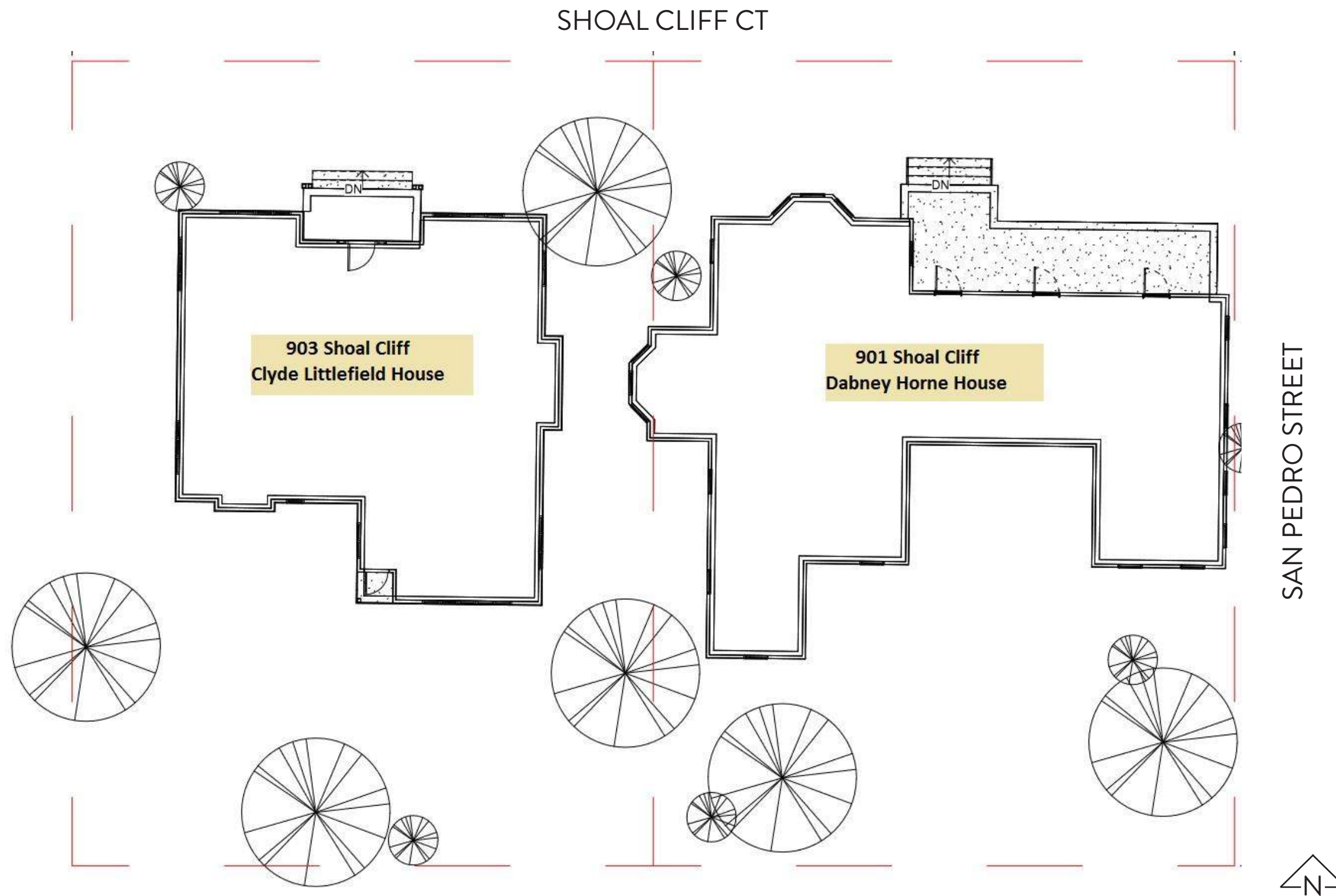
ORIGINAL LOCATION - UNDER CONSTRUCTION TODAY
507 W. 23rd STREET



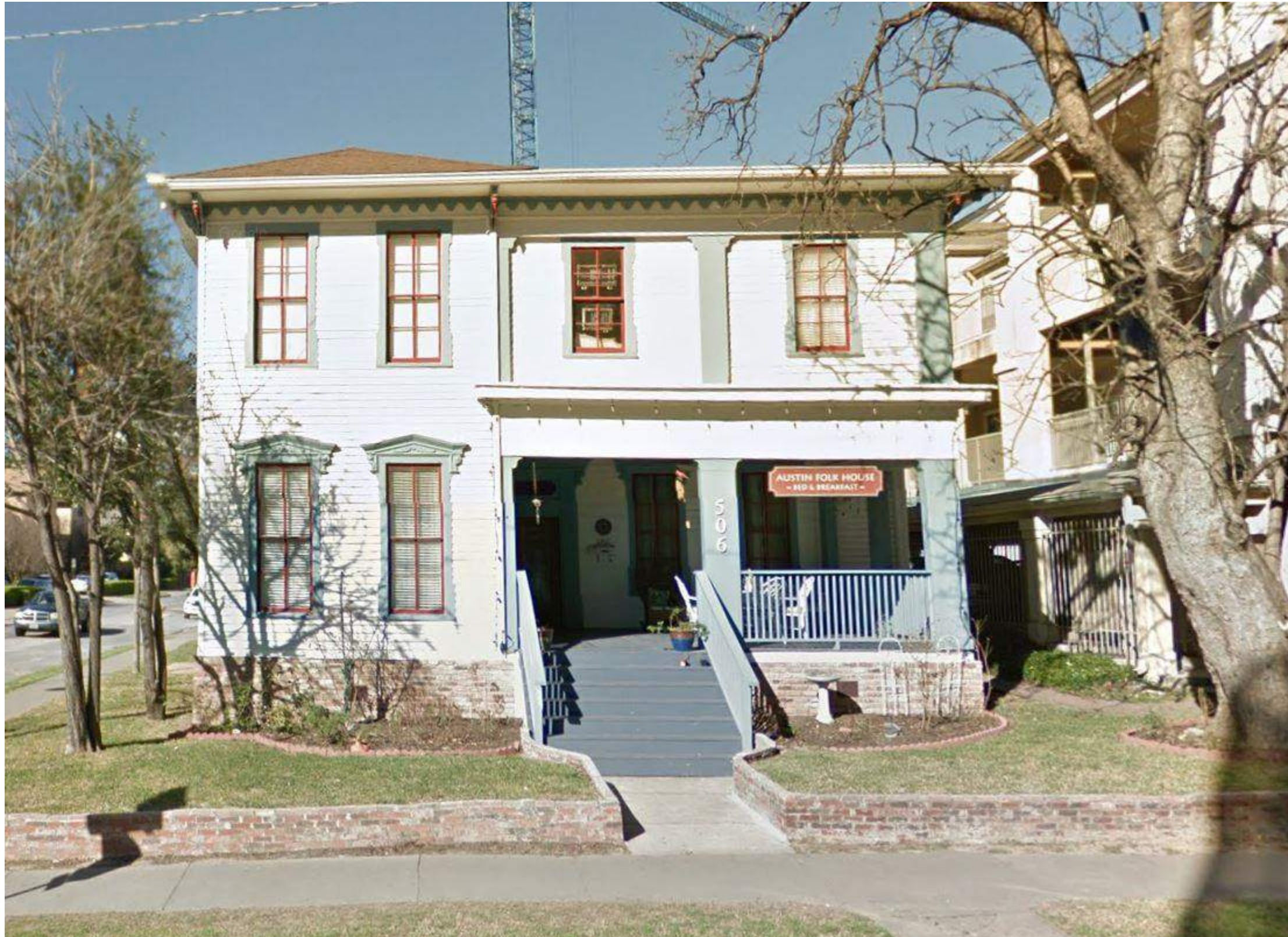
DABNEY - HORNE HOUSE & CLYDE LITTLEFIELD HOUSE

901 & 903 SHOAL CLIFF

CURRENT LOCATION TODAY



POMPEE-CLARK-COOK HOUSE 506 W. 22nd STREET



POMPEE-CLARK-COOK HOUSE 506 W. 22nd STREET



POMPEE-CLARK-COOK HOUSE
506 W. 22nd STREET

HISTORIC ZONING REMOVED FROM PORTION OF SITE



CURRENT UNDER CONSTRUCTION - VILLA NUECES



FRANZETTI STORE 2402 SAN GABRIEL



[illegible]

FRANZETTI STORE
2402 SAN GABRIEL
PROPOSED HILLTOP DEVELOPMENT



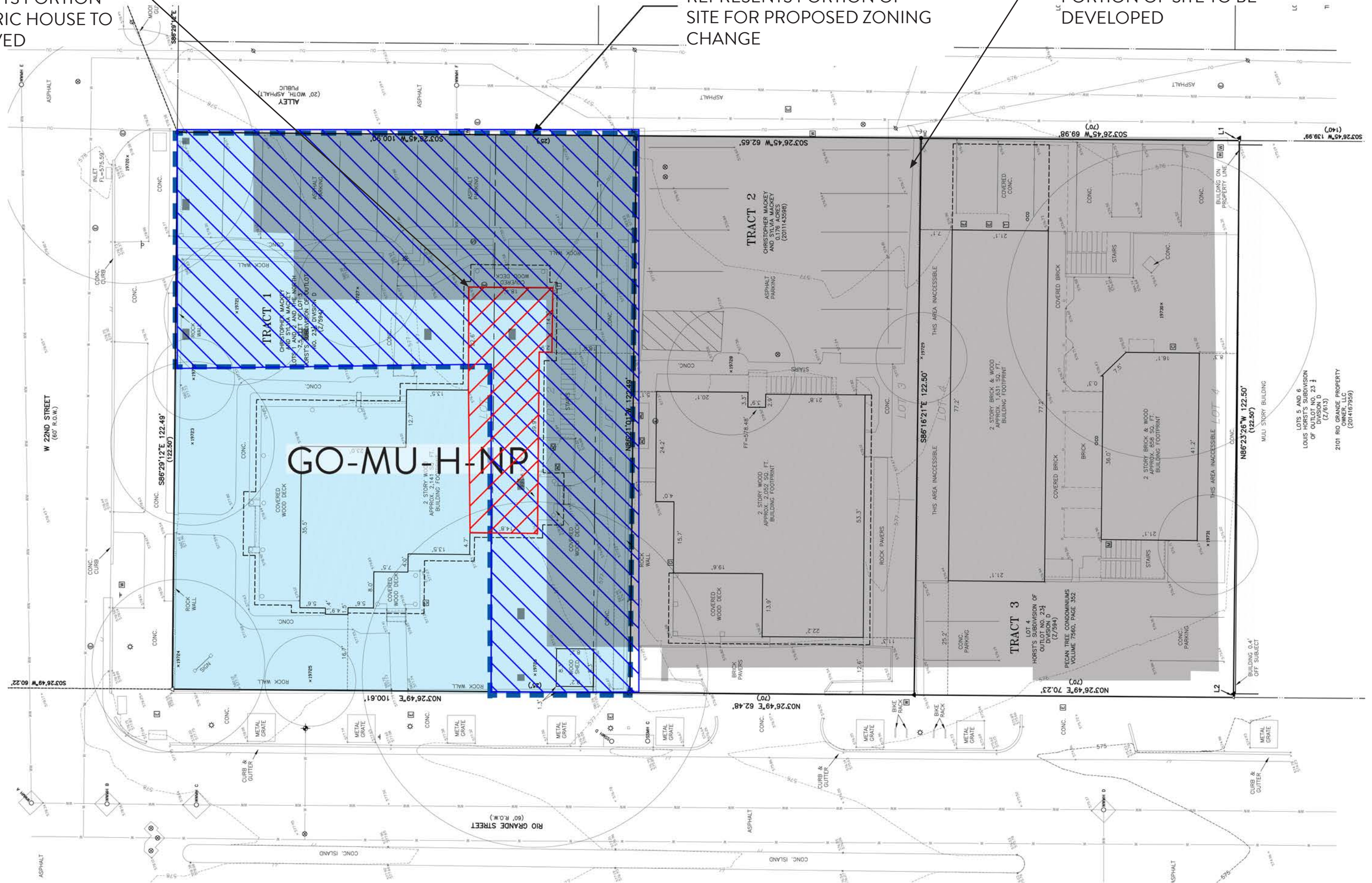
A1 PERSPECTIVE - LOOKING NORTHWEST

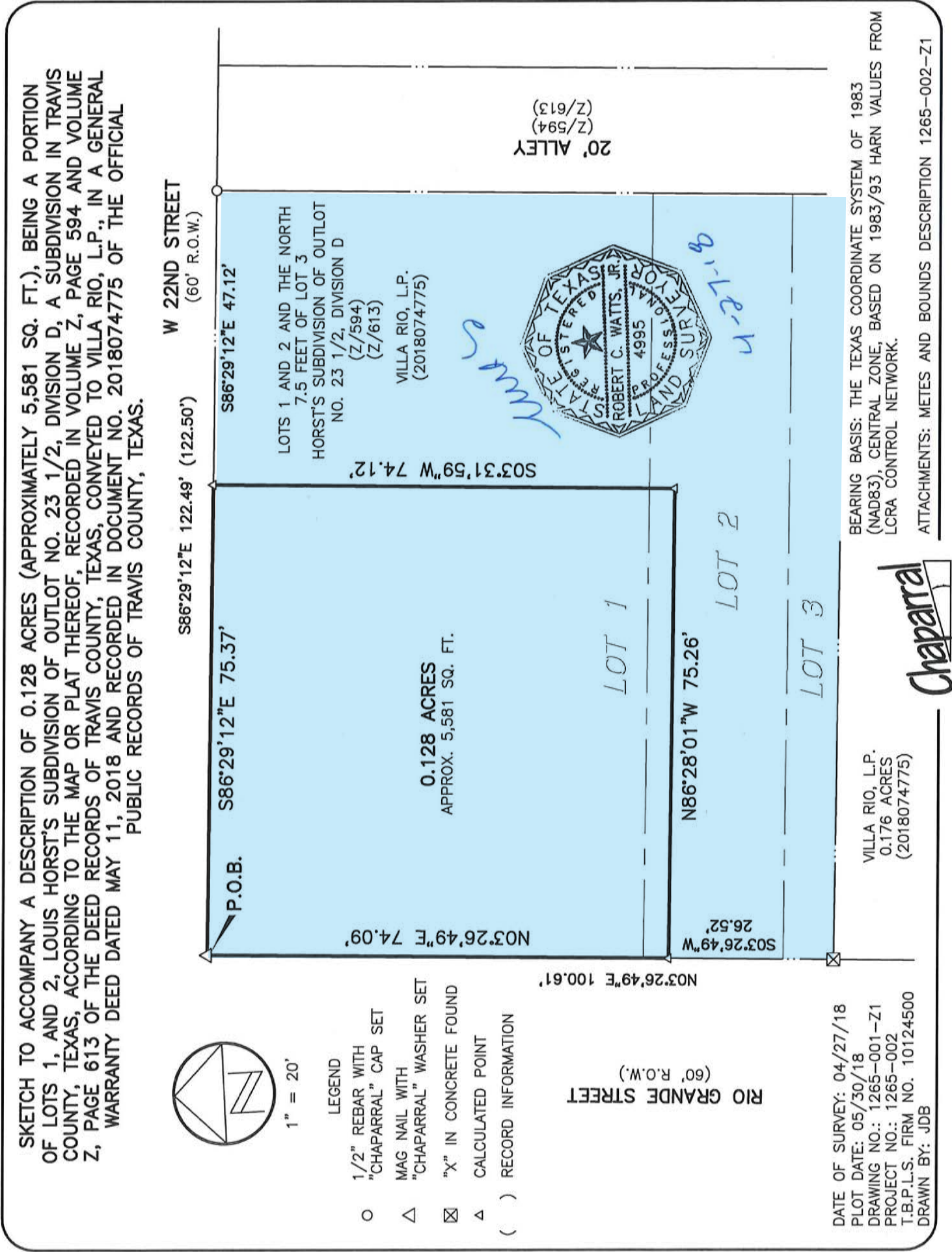
FRANZETTI STORE

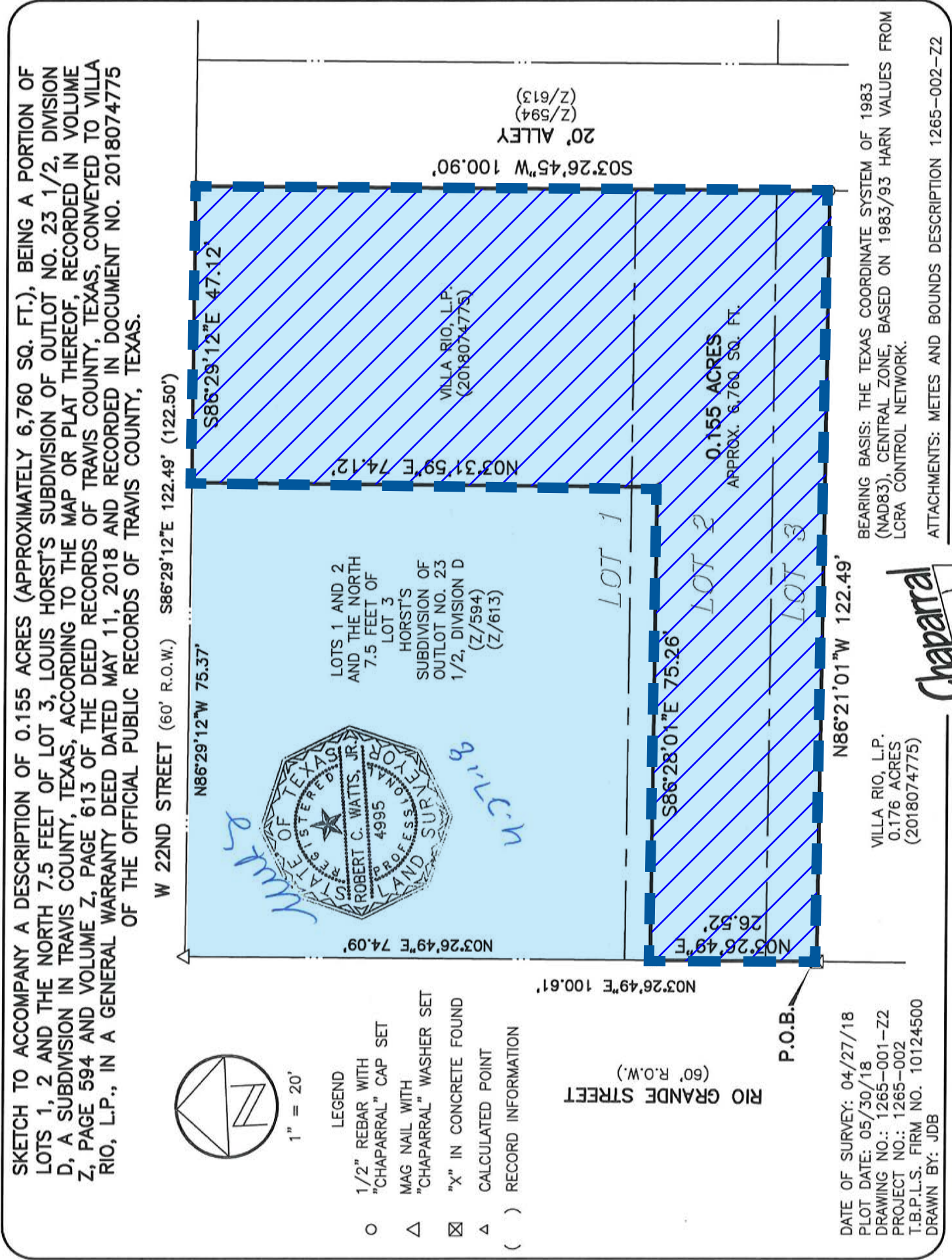
RED HATCHED AREA
REPRESENTS PORTION
OF HISTORIC HOUSE TO
BE REMOVED

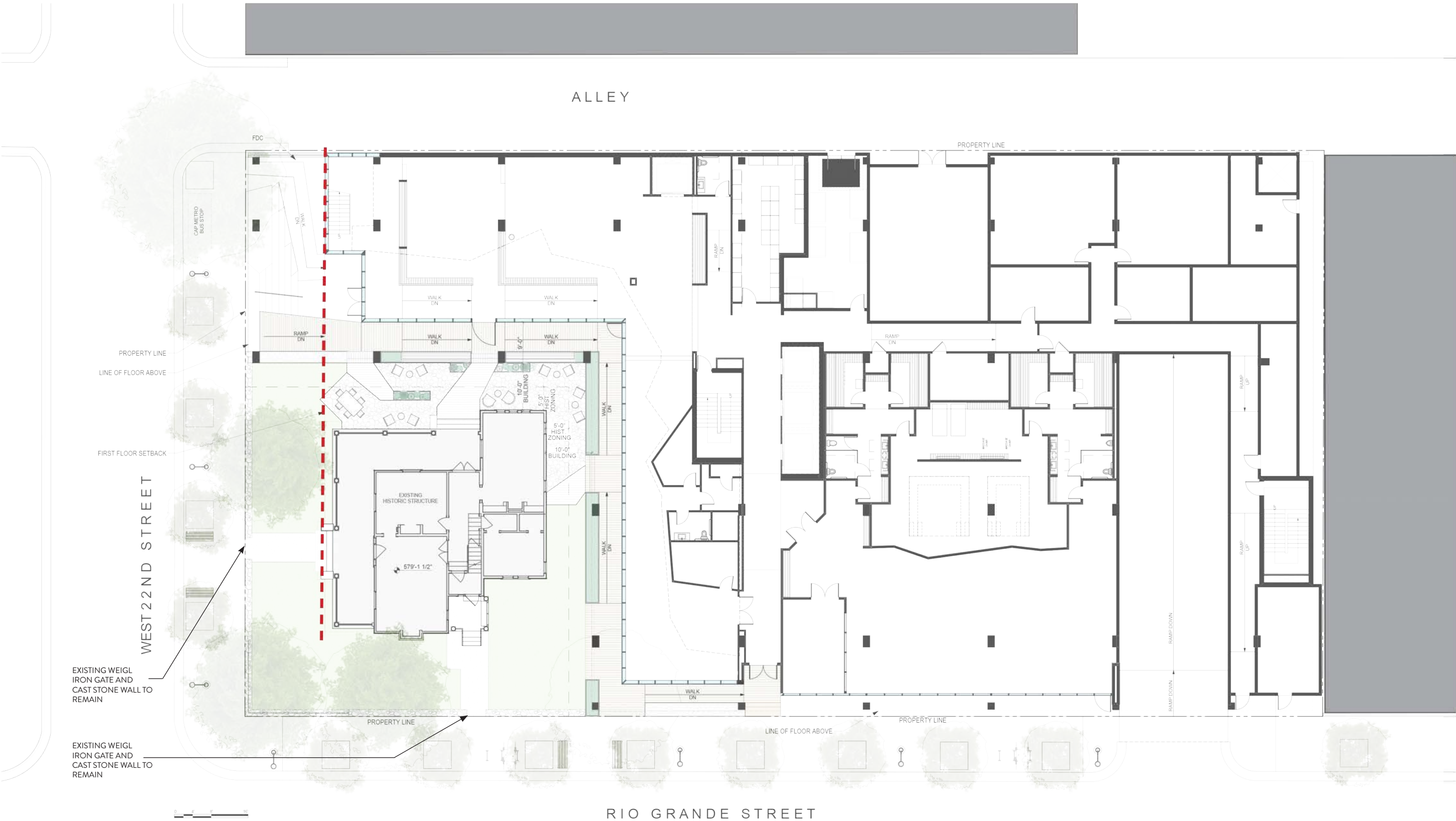
BLUE HATCHED AREA
REPRESENTS PORTION OF
SITE FOR PROPOSED ZONING
CHANGE

GREY AREA REPRESENTS
PORTION OF SITE TO BE
DEVELOPED









NOTE:
THREE EXISTING WEIGL IRON GATES FROM THE EAST
SIDE OF PROPERTY TO BE REUSED ON SITE.

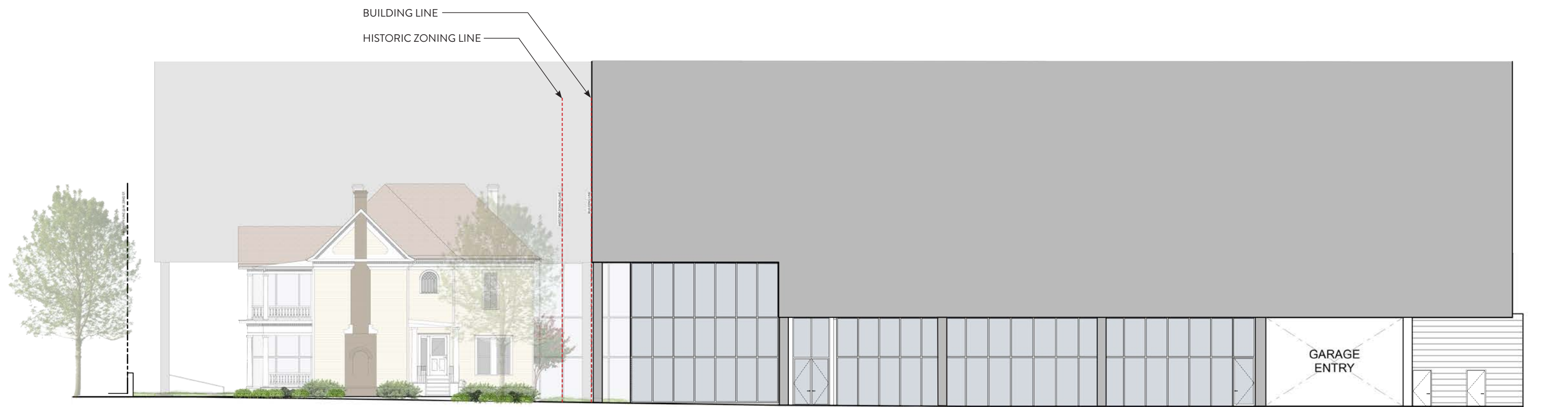




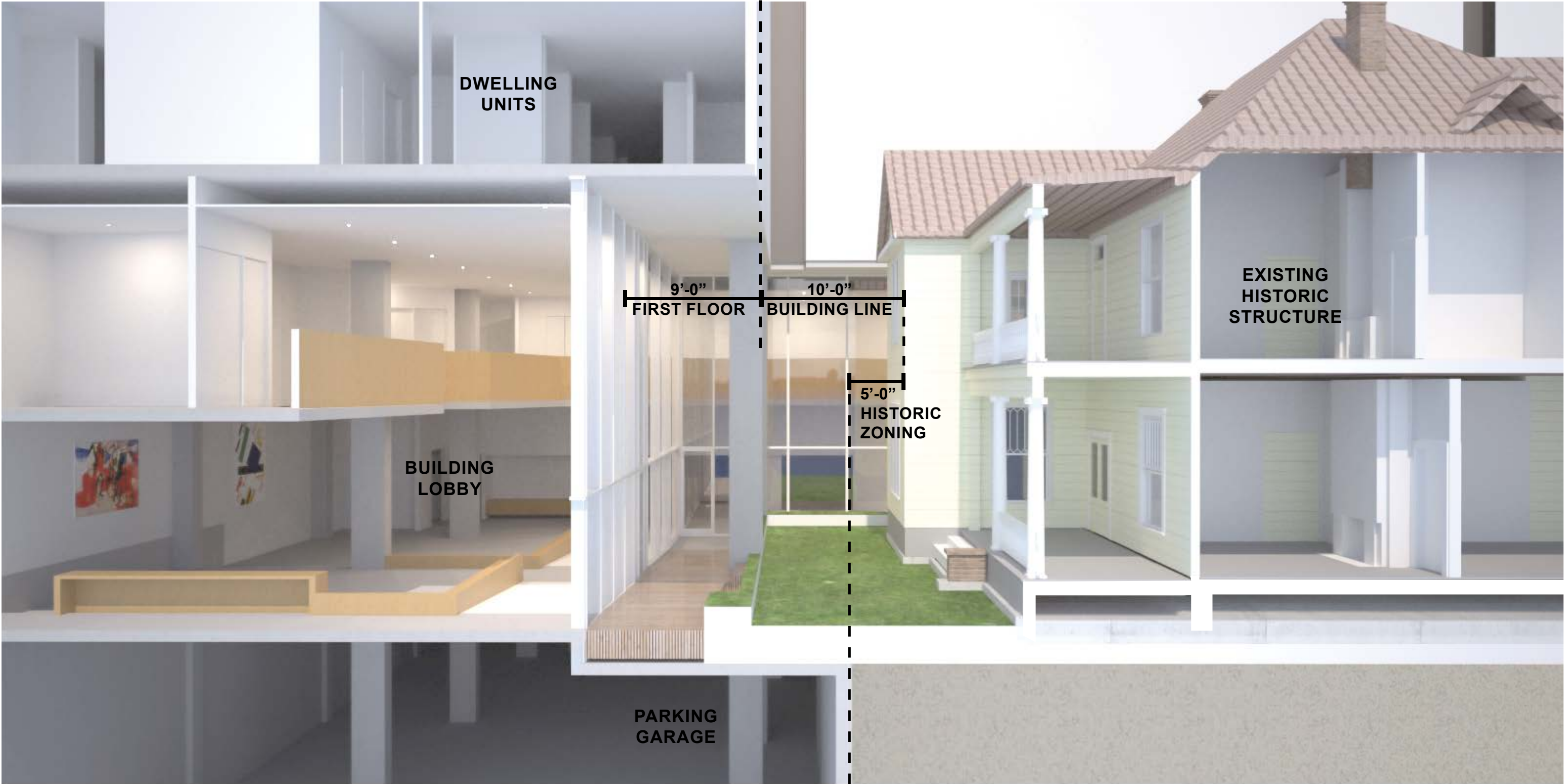




ELEVATION - NORTH 2
SCALE: 1/8" = 1'-0"



ELEVATION - WEST 1
SCALE: 1/8" = 1'-0"







DUPLEX @
2200 RIO GRANDE ST.

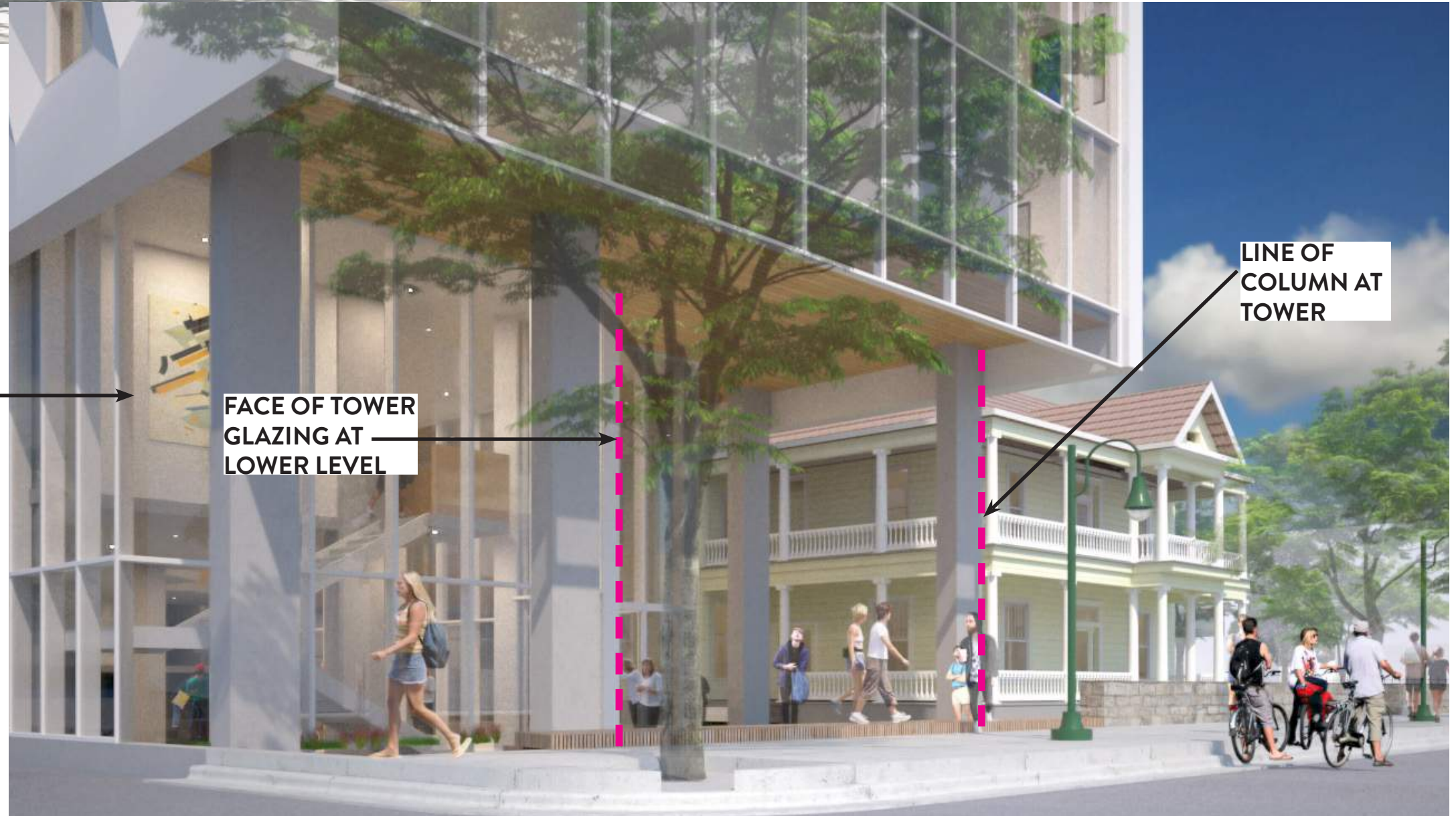
WHITE -SPRINGFIELD HOUSE
(CoA LANDMARK)
2112 RIO GRANDE ST.



BURT HOUSE (CoA LANDMARK)
612 W. 22ND ST.

PROJECT SITE
KENNEY LOMAX HOUSE
(CoA LANDMARK)
611 W. 22ND ST.







2 WEST ELEVATION - RIO GRANDE STREET ENTRY - PROPOSED



1 NORTH ELEVATION - 22ND STREET ENTRY - PROPOSED



2 EAST ELEVATION - PROPOSED



1 SOUTH ELEVATION - PROPOSED - CONCEPT ONLY

DEVELOPMENT OF SOUTH FACADE DESIGN TO BE INFORMED BY DISCOVERY DURING DEMOLITION. FINAL DESIGN TO BE PRESENTED AT LATER DATE TO CERTIFICATE OF APPROPRIATENESS COMMITTEE FOR AUSTIN HISTORIC LANDMARK COMMISSION APPROVAL.

