

HISTORIC LANDMARK COMMISSION
AUGUST 22, 2011
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14H-1977-0011
Sebron Sneed House
1801 Nelms Drive

PROPOSAL

The applicant is seeking a conceptual review to proceed with development plans for this site.

PROJECT SPECIFICATIONS

The applicant is proposing redevelopment of this site, as was previously reviewed by the Commission several years ago. The Sebron Sneed House is a ruin; the historic zoning on the property is limited to a buffer area of 25 feet around the perimeter of the ruins.

The applicant had requested that the Certificate of Appropriateness Review Committee review a plan for developing the area inside the ruins and also sought review of the placement of sidewalks and other public access routes to the ruins.

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.
- Recognize all buildings, structures, and sites as products of their own time. Do not construct alterations which have no historical basis and which seek to create an earlier appearance.
- Changes which have taken place over time are evidence of the history and development of a building, structure, or site and its environment. Recognize and respect the changes, which may have acquired significance in their own right.
- Treat with sensitivity distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site.
- Make every reasonable effort to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment or to use the property for its originally-intended purpose.

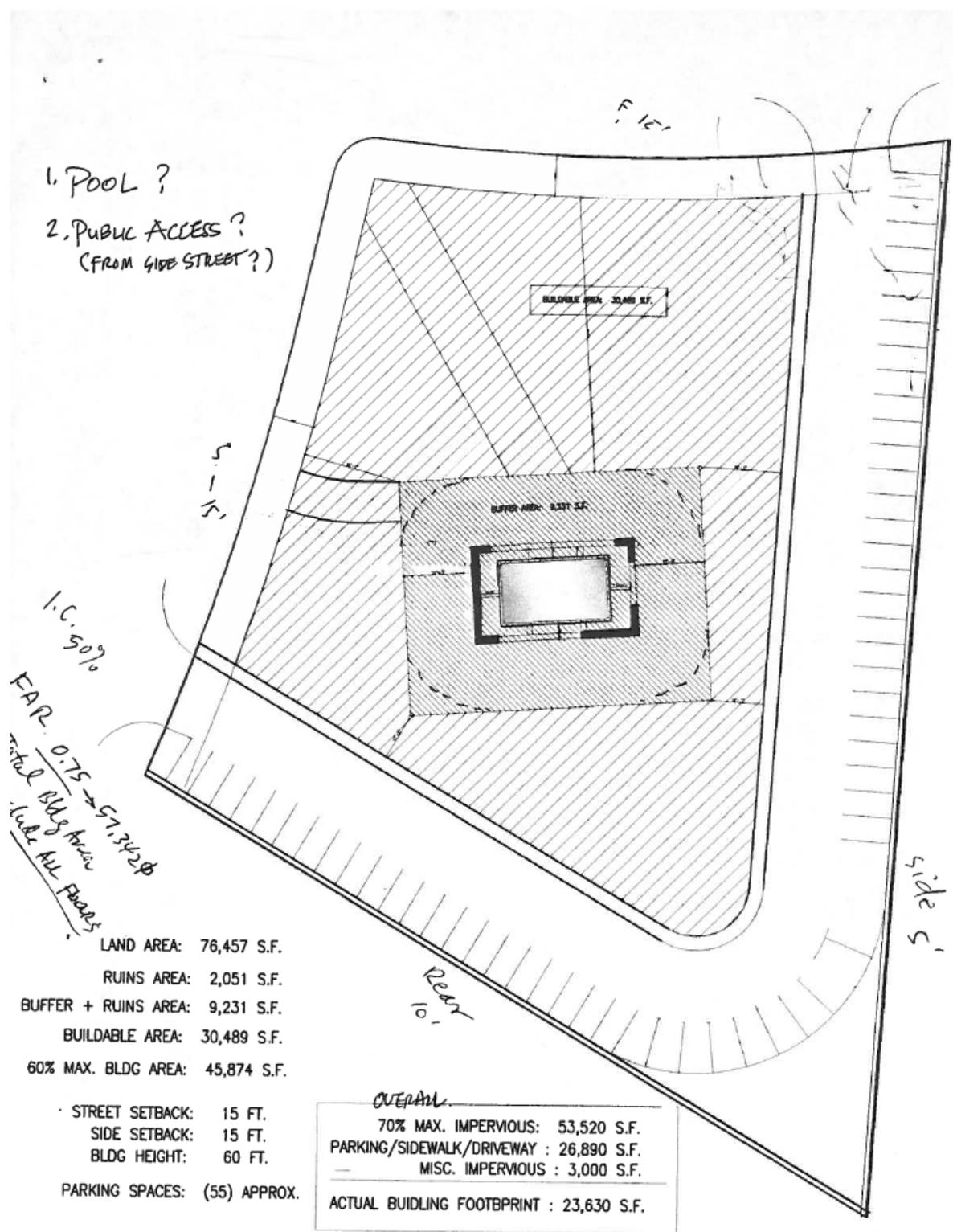
COMMITTEE RECOMMENDATIONS

The Committee recommended against any new development within the core of the ruins, and recommended that the public access to the ruins take into account viewability of the ruins from the public right-of-way.

STAFF RECOMMENDATION

This is a conceptual review of development plans for the site, which will largely be outside the limits of historic zoning; however, staff recommends as great a public accessibility and ability to see the ruins from the public right-of-way as possible, and a prohibition against any development within the walls of the ruins. Staff further recommends the installation of

an interpretive display detailing the history of the house before the fire which reduced it to ruins.



- 1. POOL ?
- 2. PUBLIC ACCESS ?
(FROM SIDE STREET?)

1.C.50%
 FAR 0.75 → 57,342 sq
 total Bldg Area
 include ALL Features

- LAND AREA: 76,457 S.F.
- RUINS AREA: 2,051 S.F.
- BUFFER + RUINS AREA: 9,231 S.F.
- BUILDABLE AREA: 30,489 S.F.
- 60% MAX. BLDG AREA: 45,874 S.F.
- STREET SETBACK: 15 FT.
- SIDE SETBACK: 15 FT.
- BLDG HEIGHT: 60 FT.
- PARKING SPACES: (55) APPROX.

OVERALL

70% MAX. IMPERVIOUS:	53,520 S.F.
PARKING/SIDEWALK/DRIVEWAY:	26,890 S.F.
MISC. IMPERVIOUS:	3,000 S.F.
ACTUAL BUILDING FOOTPRINT:	23,630 S.F.

1705 NEUMS.

CHIEN-CHUN-LU
ADDRESS:
1801 NELMS DRIVE

"THIS SURVEY WAS PERFORMED FOR AND CERTIFIED TO THE LIEN HOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO FIDELITY NATIONAL TITLE INSURANCE COMPANY AS PER GF NO. 07-801243."

SURVEY PLAT

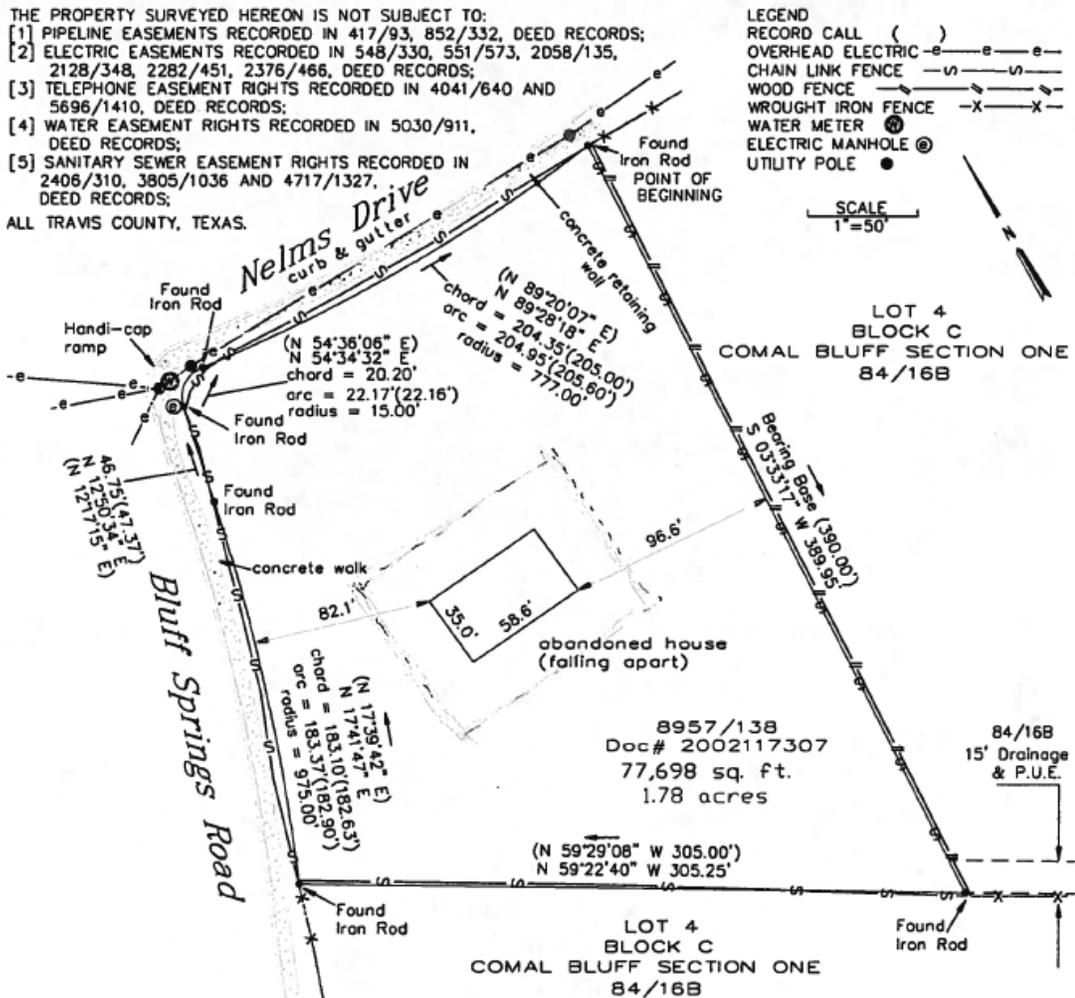
THE PROPERTY SURVEYED HEREON IS SUBJECT TO:
[1] RESTRICTIVE COVENANTS RECORDED IN DOCUMENT NO. 2006227540, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

- THE PROPERTY SURVEYED HEREON IS NOT SUBJECT TO:
- [1] PIPELINE EASEMENTS RECORDED IN 417/93, 852/332, DEED RECORDS;
 - [2] ELECTRIC EASEMENTS RECORDED IN 548/330, 551/573, 2058/135, 2128/348, 2282/451, 2376/466, DEED RECORDS;
 - [3] TELEPHONE EASEMENT RIGHTS RECORDED IN 4041/640 AND 5696/1410, DEED RECORDS;
 - [4] WATER EASEMENT RIGHTS RECORDED IN 5030/911, DEED RECORDS;
 - [5] SANITARY SEWER EASEMENT RIGHTS RECORDED IN 2406/310, 3805/1036 AND 4717/1327, DEED RECORDS;

ALL TRAVIS COUNTY, TEXAS.

- LEGEND
- RECORD CALL ()
 - OVERHEAD ELECTRIC -e-e-e-
 - CHAIN LINK FENCE -u-u-u-
 - WOOD FENCE -x-x-x-
 - WROUGHT IRON FENCE -X-X-X-
 - WATER METER (M)
 - ELECTRIC MANHOLE (E)
 - UTILITY POLE (P)

SCALE
1"=50'



8957/138
Doc# 2002117307
77,698 sq. ft.
1.78 acres

84/16B
15' Drainage
& P.U.E.

LEGAL DESCRIPTION:
1.78 ACRES OF LAND, MORE OR LESS, OUT OF THE SANTIAGO DEL VALLE GRANT, IN TRAVIS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND MORE PARTICULARLY DESCRIBED IN BY METES AND BOUNDS IN THE DEED RECORDED IN VOLUME 8957, PAGE 138, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, BEING THE SAME PROPERTY CONVEYED IN TAX RESALE DEED RECORDED IN DOCUMENT NUMBER 2006227540, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

State of Texas:
County of Travis:

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and

Specifications for a Category 1A Condition II Survey.
Dated this the 21ST day of MARCH 200 7.

And I certify that the property shown hereon IS NOT within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD Flood hazard boundary map revised as per Map Number: 48453C0210 F
Zone: X Dated: 06/05/97

+/- 1.75 acre, Nelms Dr. site, Zoning

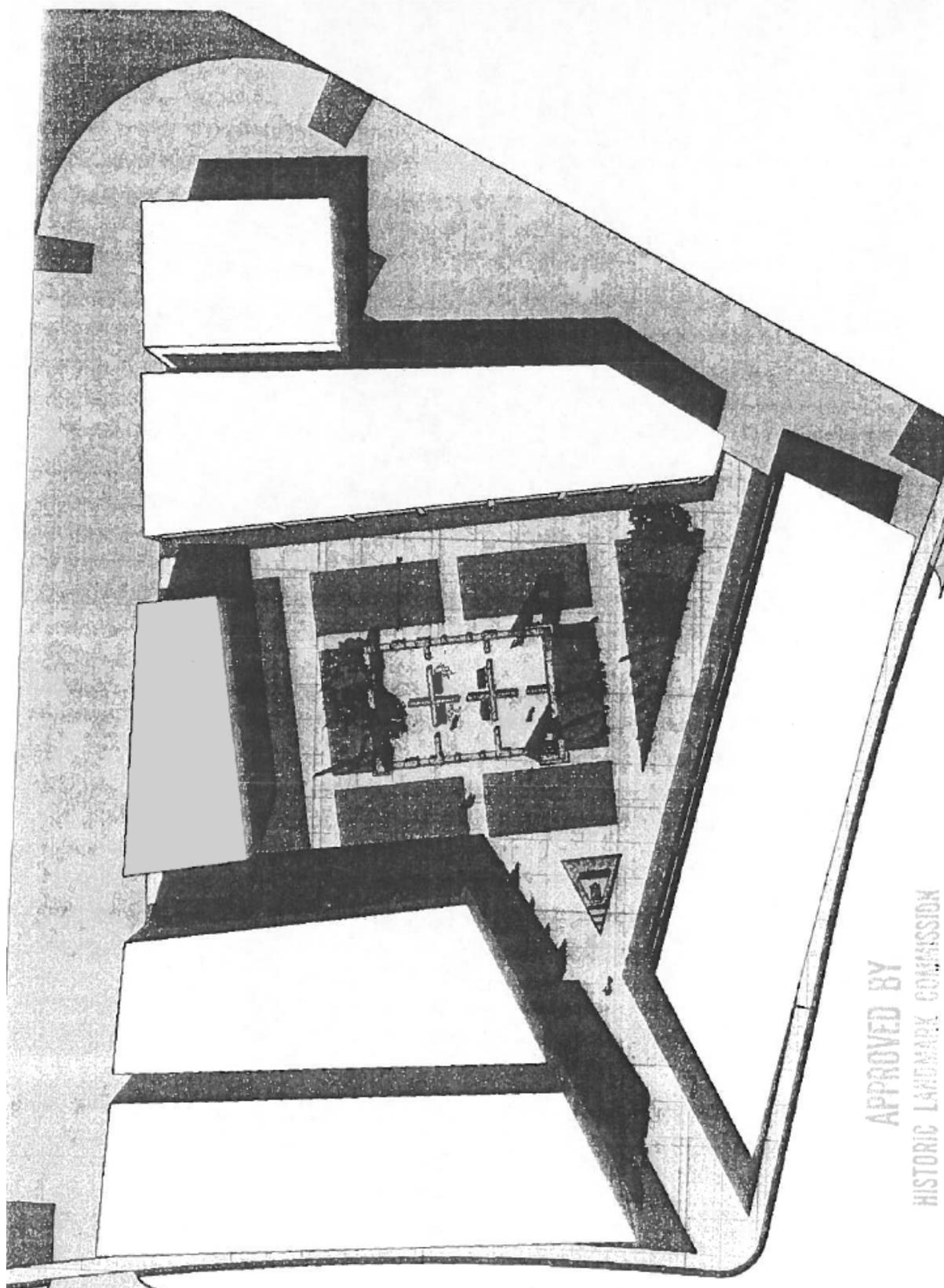
AMENDMENT

Original language as approved on May 8, 2008.

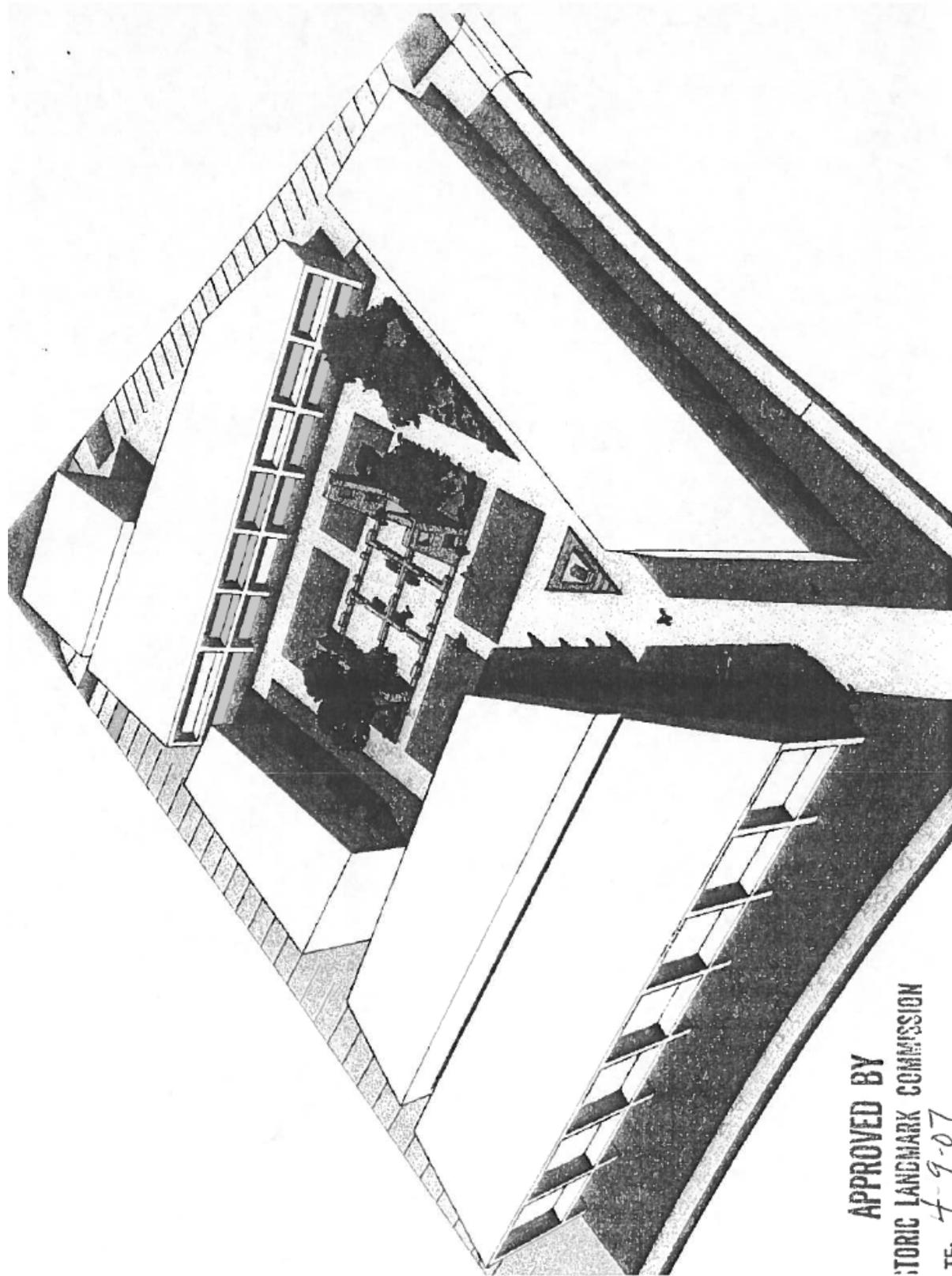
90. C14-2007-0042 - 1801 Nelms Drive - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 1801 Nelms Drive (Williamson Creek Watershed) from family residence (SF-3) district zoning and family residence-historic landmark(SF-3-H) combining district zoning to multi-family residence-moderate high density (MF-4) district zoning and multi-family residence-moderate high density-historic landmark (MF-4-H) combining district zoning. Staff Recommendation: To grant multi-family residence-medium density-historic landmark-conditional overlay (MF-3-H-CO) combining district zoning. Zoning and Platting Commission Recommendation: To grant multi-family residence-medium density-conditional overlay (MF-3-CO) combining district zoning and family residence-historic landmark (SF-3-H) combining district zoning. Applicant: Invest Smart Homes (Todd Rayer). Agent: Thrower Design (Ron Thrower). City Staff: Jerry Rusthoven, 974-3207. **The public hearing was closed and Ordinance No. 20080424-090 for multi-family residence-moderate-high density-historic (MF-4-H-CO) combining district zoning was approved on Council Member Martinez' motion, Mayor Pro Tem Dunkerley's second on a 6-0 vote with the following staff recommendations and a stipulation by Council Member Martinez. Council Member McCracken was off the dais. The staff recommendations were: a 25 foot vegetative buffer around the ruins. Within that area, sidewalks, drainage and underground improvements or other improvements that maybe required by the City would be allowed. The stipulation was**

Amended language as approved on June 5, 2008.

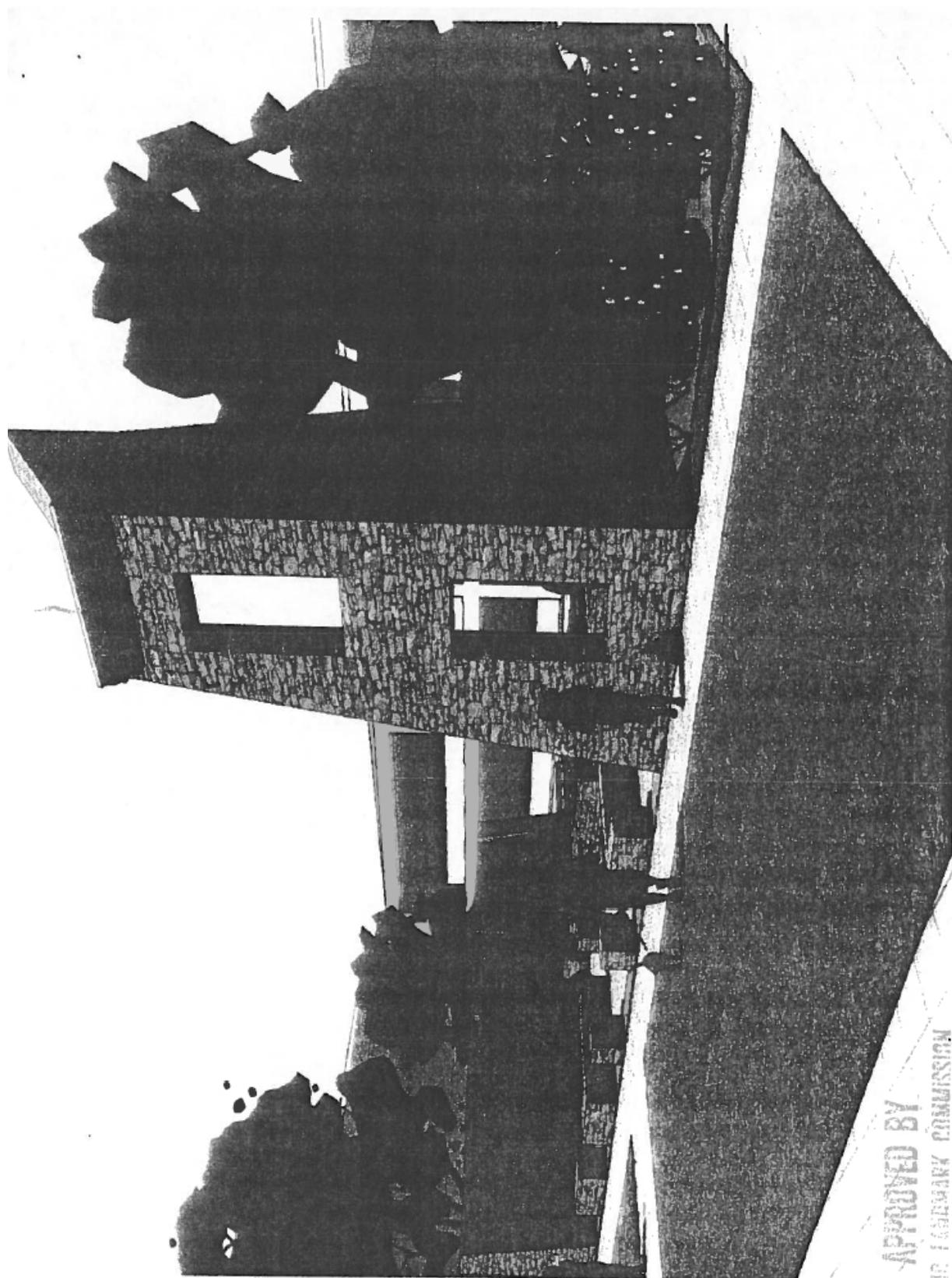
The public hearing was closed and the first reading of the ordinance for multi-family residence-moderate-high density-historic (MF-4-H-CO) combining district zoning was approved on Council Member Martinez' motion, Mayor Pro Tem Dunkerley's second on a 6-0 vote with the following staff recommendations and a stipulation by Council Member Martinez. Council Member McCracken was off the dais. The staff recommendations were: a 25 foot vegetative buffer around the ruins. Within that area, sidewalks, drainage and underground improvements or other improvements that maybe required by the City would be allowed. The stipulation was that 50% of the area within the 25 foot setback could be used for impervious cover.



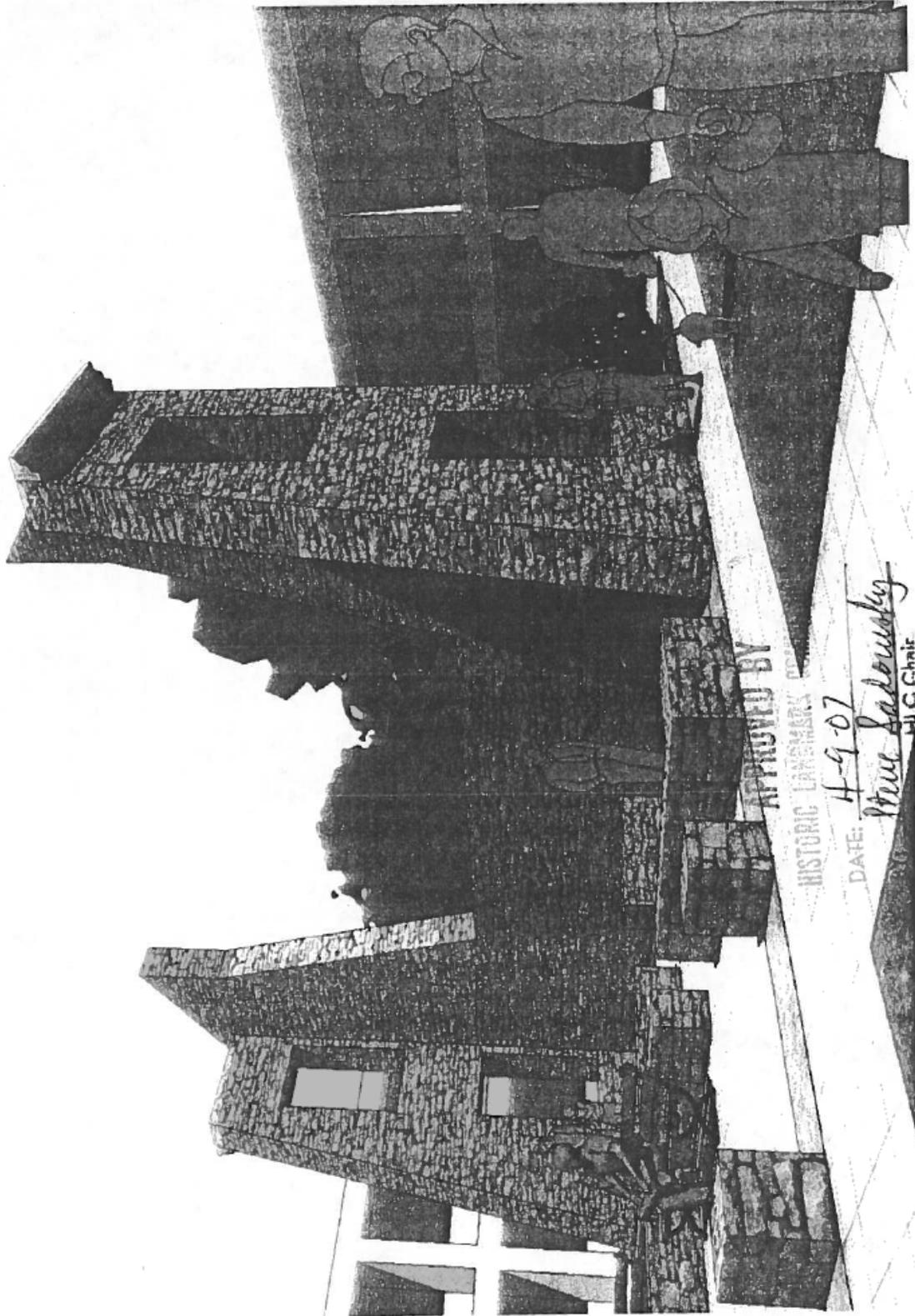
APPROVED BY
HISTORIC LANDMARK COMMISSION

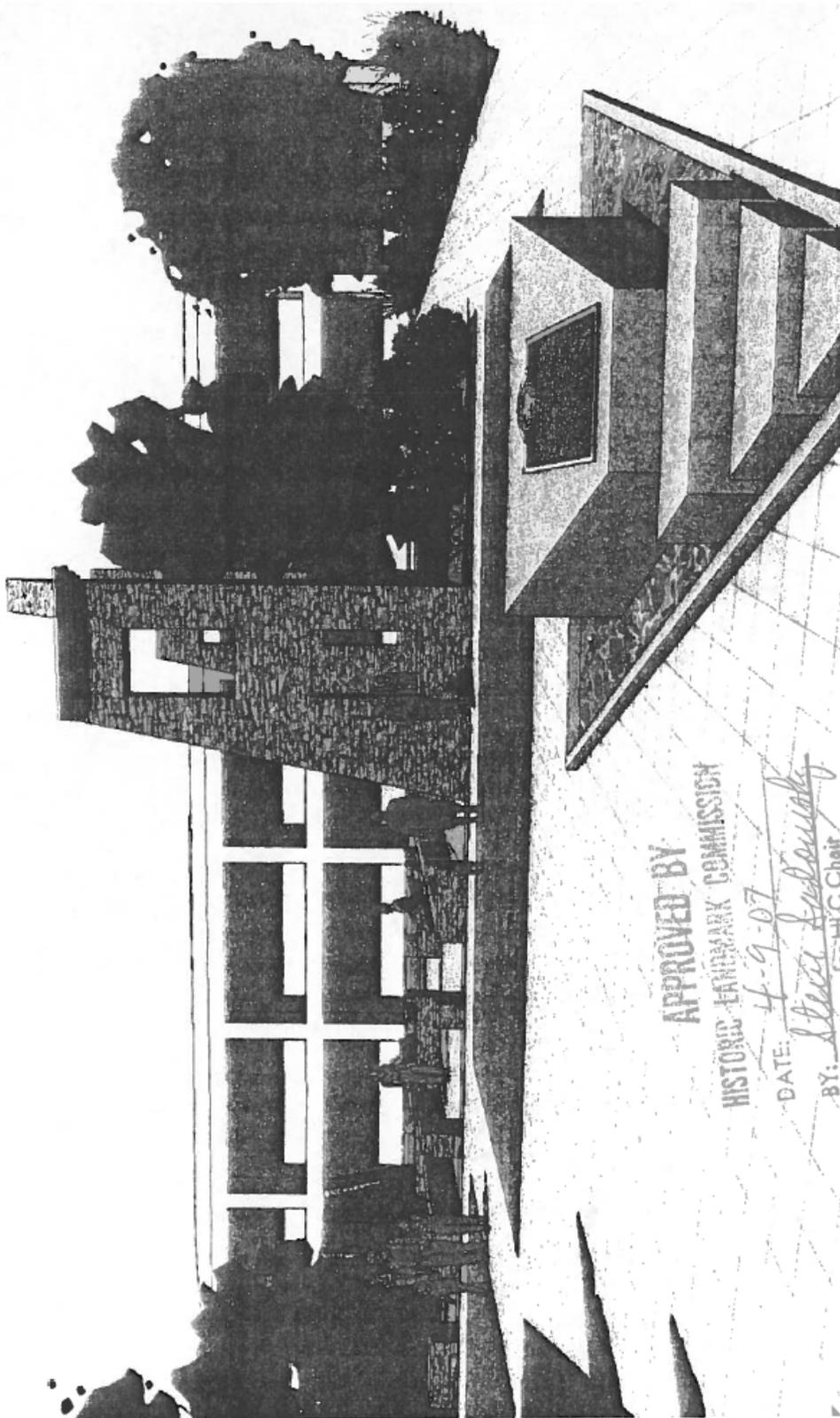


APPROVED BY
HISTORIC LANDMARK COMMISSION
DATE 4-9-07



APPROVED BY
THE FABRICK COMMISSION





APPROVED BY
HISTORIC LANDMARK COMMISSION

DATE: 4-9-07
BY: Steve Anderson
for HLC Chair

