

HISTORIC LANDMARK COMMISSION
DEMOLITION AND RELOCATION PERMITS
AUGUST 3, 2022
PR-2022-075394; GF-2022-100761
3107 SPEEDWAY

PROPOSAL

Partially demolish and construct alterations to a ca. 1965 apartment building.

NOTE: Proposed work appears to have been completed without a permit.

PROJECT SPECIFICATIONS

- 1) Remove and replace siding
- 2) Remove and replace all windows, retaining existing openings.
- 3) Remove and replace all doors, retaining existing openings.

ARCHITECTURE

The building at 3107 Speedway is a three-story stone-veneer apartment building with open breezeways and exterior staircases. Its deep eaves and shallow-pitched roof reflect Ranch influences, though the Ranch style is more closely associated with detached homes.

DESIGN STANDARDS

The City of Austin’s [Historic Design Standards](#) (March 2021) are based on the Secretary of the Interior’s Standards for Rehabilitation and are used to evaluate projects at potential historic landmarks. The following standards apply to the proposed project:

Repair and alterations

4. Exterior walls and trim

The proposed project inappropriately replaces historic character-defining

5. Windows, doors, and screens

The proposed project removes original windows but retains the existing openings.

PROPERTY EVALUATION

The 2020 North Central Austin historic resource survey lists the building as contributing to a potential historic district.

The proposed work appears to have been completed without a permit in July of 2022, and the building no longer retains sufficient integrity to contribute to a potential district.

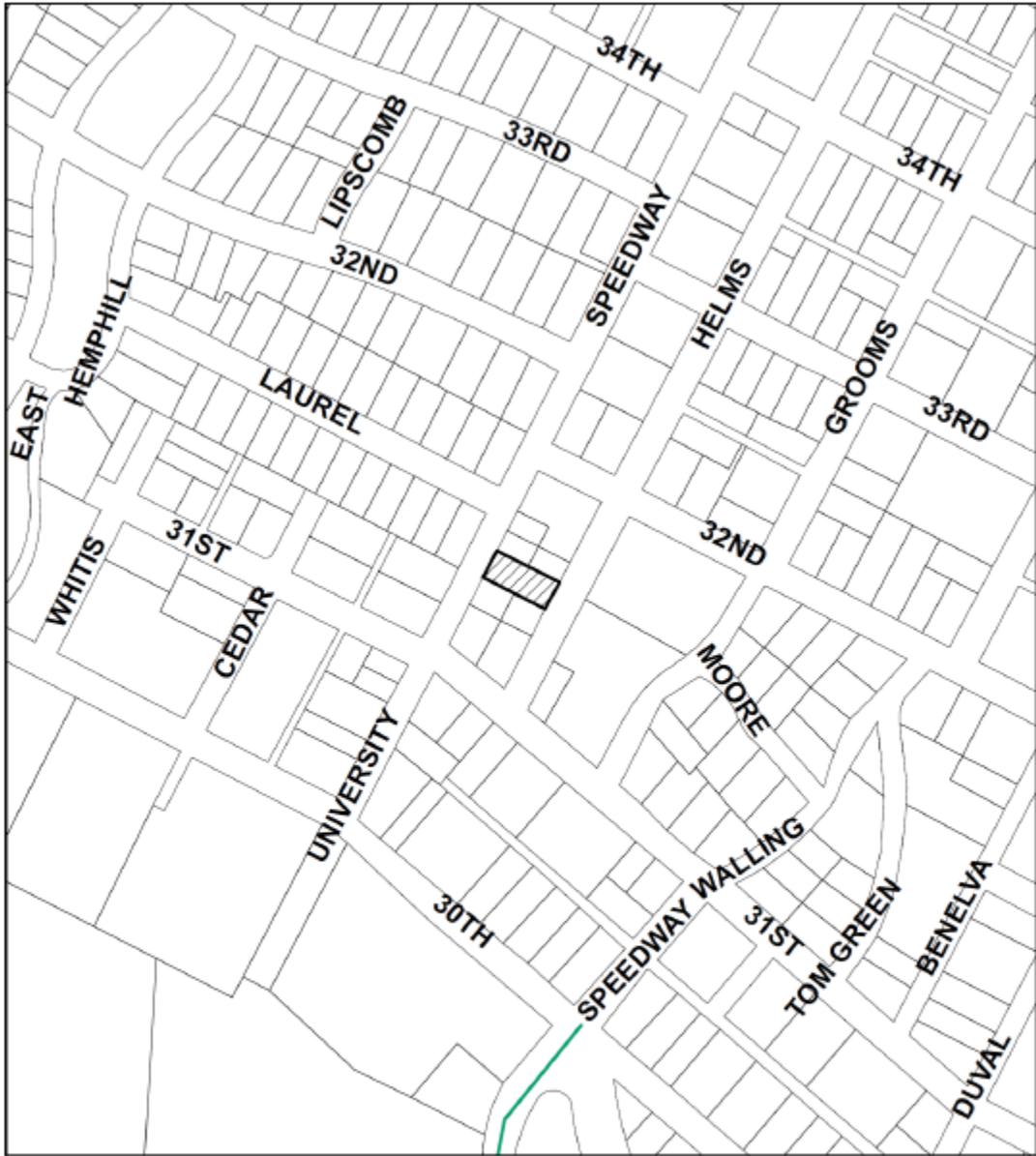
Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building appears to retain high integrity.
- 3) Properties must meet two criteria for landmark designation (LDC §25-2-352). Staff has evaluated the property and determined that it does not meet two criteria:
 - a. Architecture. The building is constructed in a transitional Ranch/Mid-Century Modern style.
 - b. Historical association. There do not appear to be significant historical associations.
 - c. Archaeology. The property was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
 - d. Community value. The property does not possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, the neighborhood, or a particular demographic group.
 - e. Landscape feature. The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

STAFF RECOMMENDATION

Take no action on the pending partial demolition permit application.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS
CASE#: GF 22-100761
LOCATION: 3107 SPEEDWAY

1" = 250'

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PROPERTY INFORMATION

Photos



Street view, February 2022



Google Street View showing complete unpermitted work, July 2022. The building no longer retains the integrity needed to fulfill the

Permits

OWNER Billy Zidell ADDRESS 3107 Speedway
 PLAT 64 LOT 4 BLK 15
 SUBDIVISION Grooms
 OCCUPANCY 16 Units
 BLD PERMIT # 95130 DATE 3-1-2-65 OWNERS ESTIMATE \$100,000.
 CONTRACTOR owner NO. OF FIXTURES see plans
 WATER TAP REC # 1½" E 43967 SEWER TAP REC # paid
Two & three story frame & stone veneer apartment
hotel/paved off-street parking to be provided for
16 acres/all interior baths must be ac or vented thru
roof to outside