

ZONING CHANGE REVIEW SHEET

HLC DATE: July 6, 2022

PC DATE: 8/9/2022

CASE NUMBER: C141H-2022-0099

ADDRESS OF PROPOSED ZONING CHANGE: 2002 Scenic Drive

APPLICANT: Historic Landmark Commission (owner-opposed)

HISTORIC NAME: Delisle House

WATERSHED: Lady Bird Lake

ZONING CHANGE: SF-3-NP to SF-3-H-NP

COUNCIL DISTRICT: 10

STAFF RECOMMENDATION: Staff recommends the proposed zoning change from family residence – neighborhood plan (SF-3-NP) zoning to family residence – historic landmark – neighborhood plan (SF-3-H-NP) combining district zoning. Should the Commission decide against recommendation over owner objection, require completion of a City of Austin Documentation Package prior to permit release.

QUALIFICATIONS FOR LANDMARK DESIGNATION: Architecture, landscape features, and historical associations

HISTORIC LANDMARK COMMISSION ACTION: Recommend historic zoning based on architectural significance, landscape features, and historical associations, on a motion by Commissioner Koch. Commissioner Tollett seconded the motion. Vote: 10-0

PLANNING COMMISSION ACTION:

CITY COUNCIL DATE:

ACTION:

ORDINANCE READINGS:

ORDINANCE NUMBER:

CASE MANAGER: Kimberly Collins, 974-2727

NEIGHBORHOOD ORGANIZATIONS: Austin Lost and Found Pets, Austin Neighborhoods Council, Central West Austin Neighborhood Plan Contact Team, Friends of Austin Neighborhoods, Neighborhood Empowerment Foundation, Preservation Austin, SELTexas, Save Barton Creek Assn., Save Historic Mundy District, Sierra Club, Austin Regional Group, TNR BCP - Travis County Natural Resources, Tarrytown Alliance, Tarrytown Neighborhood Association, West Austin Neighborhood Group

DEPARTMENT COMMENTS: A valid petition against historic zoning has been filed by the owner's agent.

BASIS FOR RECOMMENDATION:

§25-2-352(A)(3)(b)(i) Architecture. The property embodies the distinguishing characteristics of a recognized architectural style, type, or method of construction; exemplifies technological innovation in design or construction; displays high artistic value in representing ethnic or folk art, architecture, or construction; represents a rare example of an architectural style in the city; serves as an outstanding example of the work of an architect, builder, or artisan who significantly contributed to the development of the city, state, or nation; possesses cultural, historical, or architectural value as a particularly fine or unique example of a utilitarian or vernacular structure; or represents an architectural curiosity or one-of-a-kind building. A property located within a local historic district is ineligible to be nominated for landmark designation under the criterion for architecture unless it possesses exceptional significance or is representative of a separate period of significance.

The primary building is a good example of Spanish eclectic architecture with Modern-style Fehr and Granger influences. The accessory structure is a unique example of eclectic, mid-century, and Gothic Revival architecture; it features unique Mansbendel keystones throughout. It appears to convey architectural significance as a one-of-a-kind structure in Austin.

The primary building at 2002 Scenic Drive, known historically as River Street or River Avenue, is a two-story Spanish eclectic residence with Modern and eclectic additions constructed during the historic period. It is clad in stucco and masonry and capped with a compound-hipped roof with deep eaves. Fenestration includes multi-light wood casement windows irregularly placed throughout. A cylindrical turret with a crenelated parapet and arched windows flanks an open masonry porch that leads to an expansive designed landscape.

The secondary building is an eclectic Gothic Revival cottage. It is two stories in height with an arched palisade, cedar-shake roof, and masonry cladding. A two-story turret with faux chequerboard trim dominates the principal elevation. Each round

arch includes a limestone keystone carved by famed local stoneworker Peter Mansbendel.

A renovation was designed circa 1946-47 by prominent Austin architects Fehr & Granger. Officially established in 1946, Fehr & Granger was one of the first and possibly most influential mid-century modern architectural firms in Austin. The firm flourished, with an extensive body of work consisting of both residential and commercial projects. They received multiple awards for their work in the magazine Progressive Architecture.

§25-2-352(A)(3)(b)(ii) Historical Associations. *The property has long-standing significant associations with persons, groups, institutions, businesses, or events of historic importance which contributed significantly to the history of the city, state, or nation; or represents a significant portrayal of the cultural practices or the way of life of a definable group of people in a historic time.*

The property appears to have significant historical associations with builder, entrepreneur, and optician Raymond Delisle.

The house at 2002 Scenic Drive, called River Street or River Avenue before 1940, was constructed around 1923 by Raymond Maurice Delisle as his homestead. Delisle, the son of a Houston architect, built 16 other houses in the River Street area while also working as an optician in Austin. He owned and operated the Austin Optical Company from the early 1920s until his retirement around 1940. He was one of the 1927 incorporators of the Urnite Manufacturing Company. Urnite, a synthetic stone material created by Austinite C.F. Paul, appears to have been used in several landscape features, and terraces around the property. Delisle's other designs appear to reflect his unique "fairytale cottage" aesthetic, and his own home is a testament to his appreciation for Gothic Revival detailing.

Later occupants include William Foster and then Mr. and Mrs. K.D. Shoudy. After the Shoudy family lost a young son while living at the property in 1945, they sold the house to C.H. and Mildred Slator. It stayed in the Slator family until 2021, according to TCAD records. C.H. Slator, was a local attorney and co-owner of the Tavern (ca. 1953).

§25-2-352(A)(3)(b)(v) Landscape Feature. *The property is a significant natural or designed landscape or landscape feature with artistic, aesthetic, cultural, or historical value to the city.*

The property appears to have a significant and unique designed landscape with aesthetic and historical value. Some landscape features, including the arched bridge and bench, appear to incorporate Delisle's Urnite material. This local Austin-based building material is rare today. Additionally, the landscape designed by Delisle specifically relates to his architectural vision for the house, with meandering walks, an expansive lawn, and an early swimming pool built into the hillside topography to provide a river view.

PARCEL NO.: 0117090604

LEGAL DESCRIPTION: LOT 3-5 LESS S39.53 FT OF E26.74FT AV OF LOT 5 BLK 4 LAUREL HEIGHTS

ESTIMATED ANNUAL TAX ABATEMENT: Non-homestead, no cap: \$16, 107.62 total, city portion \$5,654.81. Homestead: \$8,500 total (capped), city portion \$2,500 (capped).

APPRAISED VALUE: \$3,503,552

DATE BUILT Ca. 1923

PERIOD OF SIGNIFICANCE: 1923-1972

INTEGRITY: High

ALTERATIONS/ADDITIONS: Addition to the primary residence during the historic period

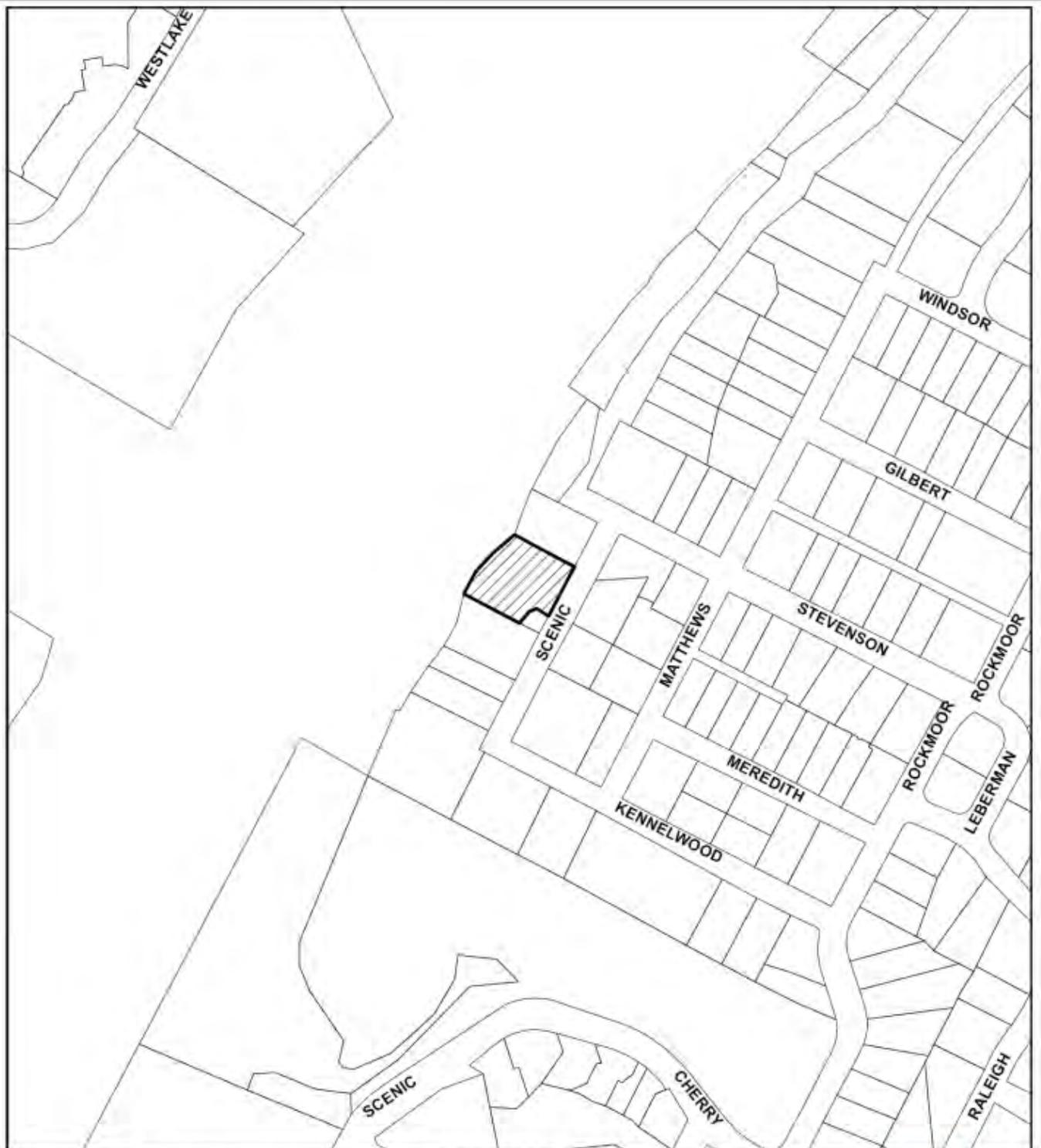
ORIGINAL OWNER(S): Raymond and Ammon Delisle

PRESENT USE: Residential, vacant

PRESENT OWNERS: Michael P. Murphy

OTHER HISTORICAL DESIGNATIONS: None.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: GF 22-047398
LOCATION: 2002 SCENIC DRIVE



1" = 250'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

PROPERTY INFORMATION

Photos



Northwest view of primary residence



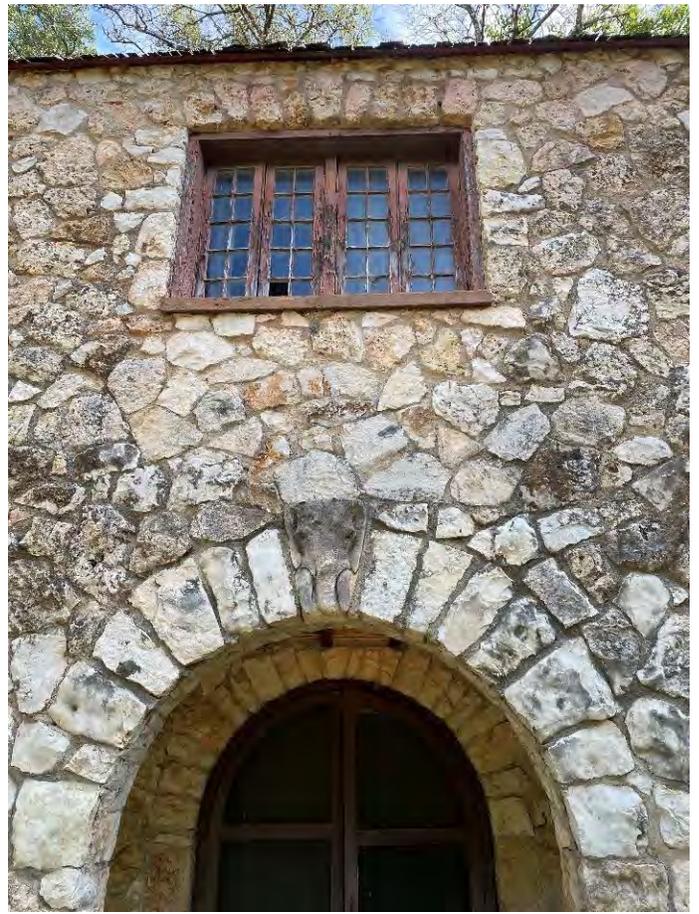
Northwest view of accessory building



North-facing view of accessory building



West-facing view of accessory building



North-facing view of accessory building (middle window)



West elevation of accessory building



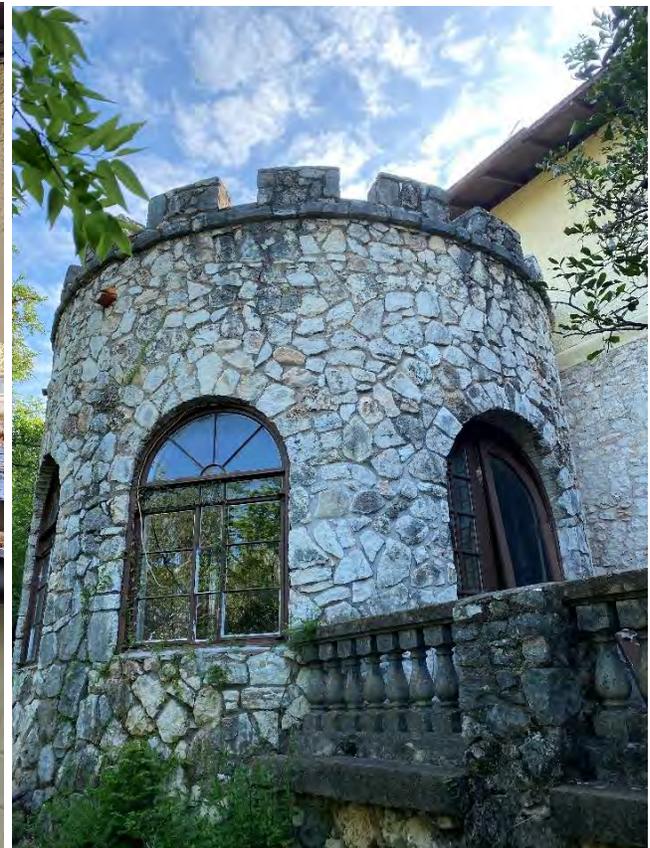
West elevation of accessory building



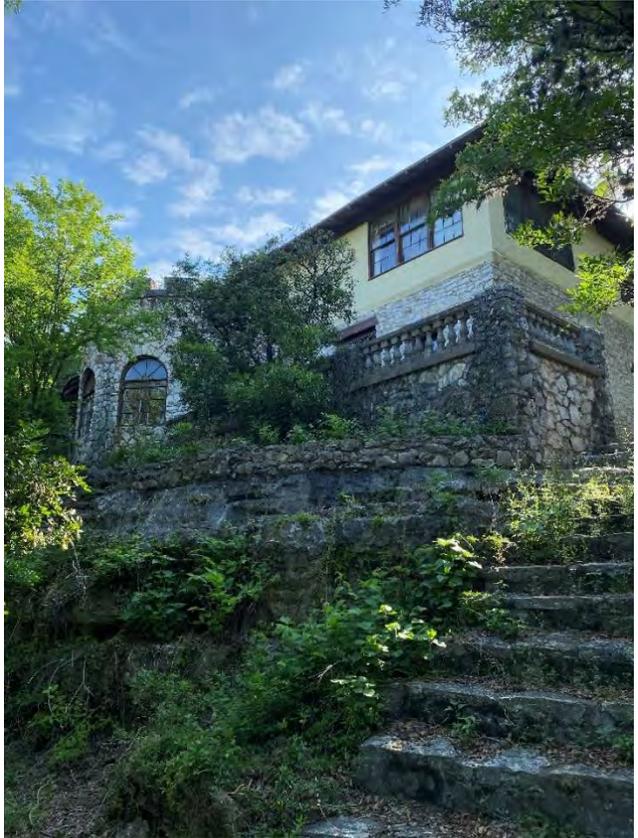
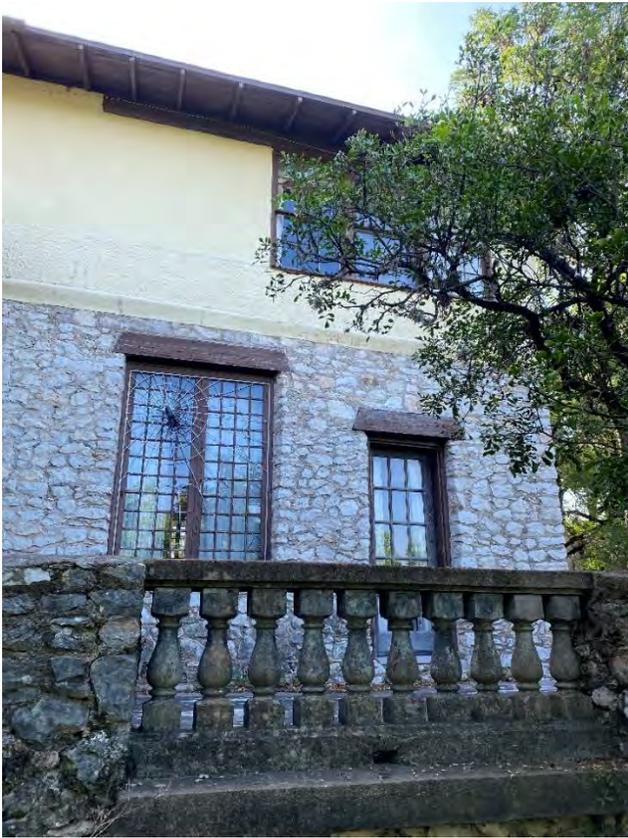
North elevation of primary residence



Primary residence



West elevation turret (primary residence)



West elevation (primary residence)



Landscape (Southside of property)



Landscape (Southside of property)



Landscape (Southside of property)



Landscape (Southside of property)



Pool (Southside of property)



Bridge (Southside of property)



Bench (South of primary residence)

Historic Preservation Office, 2022

Occupancy History

City Directory Research, March 2022

1959	C. H. and Mildred E. Slator, owners Lawyer 1211 Perry-Brooks building
1957	C. H. and Mildred E. Slator, owners Lawyer 1211 Perry-Brooks building
1955	C. H. and Mildred E. Slator, owners Lawyer 1211 Perry-Brooks building
1952	C. H. and Mildred E. Slator, owners Lawyer 1211 Perry-Brooks building
1949	C. H. and Mildred E. Slator, owners Lawyer 709 Littlefield building
1947	Address not listed

Aerials



1940 Aerial



1977 Aerial



1977 Aerial

Permits

5

WATER SERVICE PERMIT C N^o 9135 ¹⁶⁵

Austin, Texas

Received of CH. SLATOR Date 5-22-51

Address 2002 SCENIC DRIVE

Amount THIRTY FIVE ~~AND 100~~ ⁰⁰ 35

Plumber S Size of Tap 1/4

Date of Connection: 5-24-51

Water service permit, 1951

382 RTMS

C. H. Slator

2002 Scenic Drive

165

3, 4, and 5

4

-

-

Laurel Heights

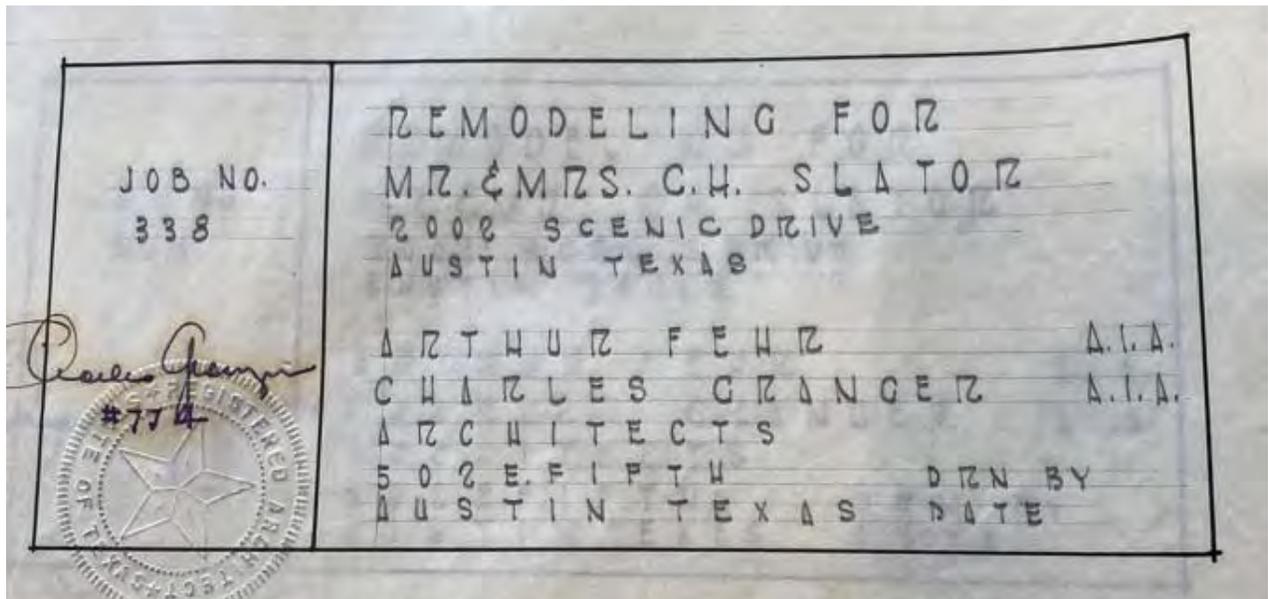
Masonry addition to residence.

40019 1-17-49

\$16,000.00

W. T. Walker and Son

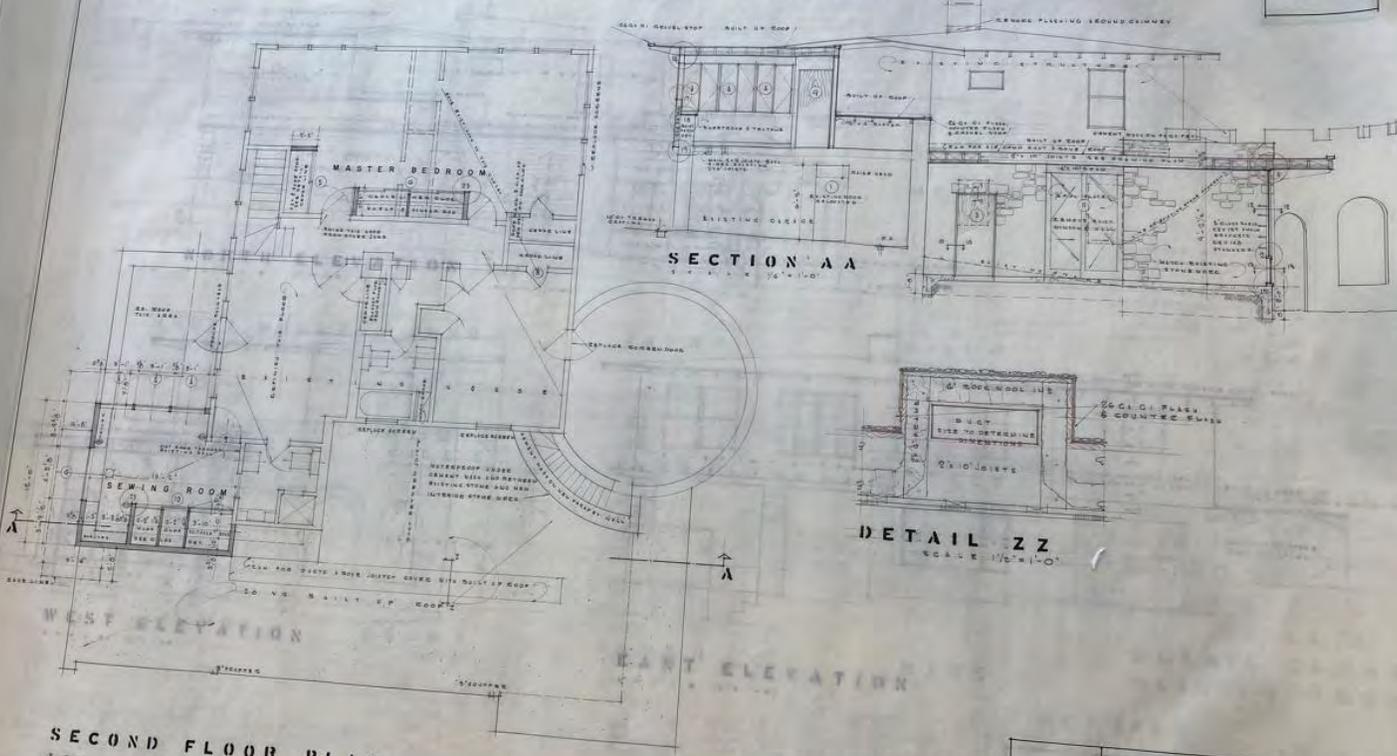
Building permit, 1949



Fehr & Granger Stamp

DOOR SCHEDULE

3



SECOND FLOOR PLAN

JOB NO
338

REMODELING FOR
MR. & MRS. C.H. SLATOR
5102 SCENIC DRIVE
AUSTIN TEXAS

ARTHUR FEHR
CHARLES GRANGER
ARCHITECTS
502 WEST
LUSTITEXAS DEN BY

Fehr & Granger remodel plans.

Classified Ad 4 -- No Title

The Austin American (1914-1973); Dec 10, 1944;
ProQuest Historical Newspapers: The Austin American Statesman
pg. 23

108--WANTED: REAL ESTATE

WANTED TO buy one 8 room and 1 6 room house from owner, immediate possession necessary. Write or contact William J. Foster, 2002 Scenic Drive, Austin.

Delisle Rites Set at 3 P.M.

The Austin Statesman (1921-1973); Jan 6, 1953;
ProQuest Historical Newspapers: The Austin American Statesman
pg. 16

**Delisle Rites
Set at 3 P. M.**

Raymond Maurice Delisle, 63, resident of Austin for the past 35 years, died at his home Monday. A retired optician, he owned the Austin Optical Company for 25 years until about 10 years ago.

Survivors are his wife, Mrs. Ammon Delisle; a daughter, Mrs. Ed Wroe Jr., both of Austin; two sons, Robert R. Neyland, Fort Worth and Major Mayo W. Neyland, Kelly Air Force Base, San Antonio; a brother, Ernest A. Delisle, Los Angeles, Calif. and an aunt, Mrs. F. L. Adams, Atlanta, Ga.

Funeral services were scheduled at St. David's Episcopal Church Tuesday at 3 p. m. with the Rev. Charles A. Summers officiating. Burial was in Austin Memorial Park under the direction of the Weed-Corley Funeral Home.

George M. Taylor Dies at Son's Home

The Austin American (1914-1973); Jan 21, 1945;
ProQuest Historical Newspapers: The Austin American Statesman
pg. 12

KENNETH D. SHODY, JR.

Kenneth D. Shoudy, Jr., infant son of Mr. and Mrs. K. D. Shoudy, 2002 Scenic drive, died in a local hospital Friday night. Besides his parents, he is survived by one sister, Lois Jan.

The body will be at the Weed-Corley Funeral home until 3 p. m. Sunday when it will be taken to the First English Lutheran church where services will be held at 4 p. m. Rev. Lewis P. Speaker will officiate and burial will be in Memorial park.

Delisle Timeline

1889

Raymond Maurice Delisle, born February 8, 1889, to Adrien and Florence McLeod Delisle in Chattanooga, Tennessee; there are four sons in the family (Ernest, Eugene, Raymond, and Albert)

ca. 1900

Delisle family moves to Houston, Texas; father works as architect

1917–1918

Delisle registers for draft in Houston, No. M1509

Delisle marries Gladdys (sometimes Gladys) Katherine Legg of London, Ontario, March 2, 1918, Christ Church, Houston; born March 1890 to Archie and Margaret Legg

1919

Raymond M Delisle, 1908 Drew Ave, Houston, Texas, Optician (Houston City Directory, 1919, lists this address as also the home of Adrien Delisle and Albert J. Delisle)

Delisles move to Austin, Texas

Death of "infant Delisle" (male, premature birth), October 5, 1919, Physicians' and Surgeons' Hospital [610 W. 17th], Austin; buried October 6, 1919, in Oakwood Cemetery, Austin

1920

March 17, 1920 (Travis County Deed Records, Book 328, p. 555)

Margaret A. Stiles to R. M. Delisle, part of Lot 4, Block 5, James Subdivision, Outlet No. 3, Division 2 (may be the first property purchased by Delisle)

1920 city directory: R. M. Delisle (Austin Optical Co.), rms 712 W 14th, Austin, Texas
Austin Optical Co., 204 W. 6th

1922

April 12, 1922 (Book 335, p. 283A)

J. M Walsh et al. (owners of Wm Walsh Estate) to R. M Delisle, 13.45-acre tract "out of what is known as Walsh Place," Division B; "adjacent to and just northeast of the Lake Austin Dam in Travis County"; \$8,800 (\$3,000 in cash plus six promissory notes).

1922 city directory: Raymond M Delisle (Austin Optical Co., Gladys), r 1011 W. 17th, Austin, Texas
Austin Optical Co., 108 W. 6th

1923

May 2, 1923 (Book 349, p. 267A)

R. M. Delisle and Gladdys K. Delisle to J. Garland Shelton, part of 13.45 acres of Walsh Place Addition, Division B

1924 city directory: Raymond M Delisle (Austin Optical Co., Gladys), r Lake Austin, Austin, Texas

Austin Optical Co., 108 W. 6th

1925

May 18, 1925 (Book 394, p. 72A)

R. M. Delisle and Gladdys K. Delisle to A. J. Kleberg, part of 13.45 acres of Walsh Place Addition, Division B

1926

July 31, 1926 ("deed of conveyance lost before the same was filed"; replacement deed "to correct the record" executed July 30, 1929; see below)

R. M. Delisle and Gladdys K. Delisle to Harry Hartman, 13.45 acres [less carve-outs of sold parts] of Walsh Place, Division B; \$2,000 cash plus five promissory notes of \$1,500 each

October 4, 1926 (Book 396, p. 68A)

R. M. Delisle and Gladdys K. Delisle to O. G. Hofheinz, part of Walsh Place, Division B

1927

1927 city directory: Raymond M Delisle (Austin Optical Co., Gladys), r Lake Austin

Austin Optical Co., 108 W. 6th

February 24, 1927, divorce decree filed in Bexar County

1928

April 9, 1928 (Book 450, p. 249A)

E. C. Fallwell and Sallie M. Fallwell to R. M. Delisle, Lots 3 and 4, Block 4, Laurel Heights Addition No. 1; \$950 (\$550 cash, \$400 note)

July 12, 1928 (Book 450, p. 248A)

E. C. Fallwell and Sallie M. Fallwell to R. M. Delisle, Lot 5, Block 4, Laurel Heights Addition No. 1, \$400 (\$100 cash, \$300 note)

1929

July 30, 1929 (Book 473, p. 179A); replacement deed "to correct the record"

R. M. Delisle and Gladdys K. Delisle [now "femme sole"] to Harry Hartman, 13.45 acres of Walsh Place Addition, Division B [less carve-outs]

1929 city directory: Raymond Delisle (Austin Optical Co.), res Laurel Heights

1930–1931 city directory: Raymond M Delisle, Laurel Heights, Lake Austin

Austin Optical Co., 202 Norwood Bldg.

1931

April 28, 1931 (Book 465, p. 571A)

E. H. Perry to R. M. Delisle, Lots 1, 2, 3, and 4, Block 5, Laurel Heights; \$2,000 (\$1,500 cash, \$500 note)

1932 city directory: Raymond M Delisle, Lake Austin

1935 city directory: Raymond M Delisle, Lake Austin

1937 city directory: Raymond M Delisle, Lake Austin

1939

1939 city directory: Raymond M Delisle (Austin Optical Co.), 1906 Laurel Ave. [changed to Matthews Drive in November 1940]

January 1, 1939, marriage to Ammon McGaughey Neyland (Book 37, p. 517); notice of license issued: *Austin American*, December 24, 1939 [1938?]; previous marriage to Mayo W. Neyland, June 5, 1921, Hunt, Texas

December 27, 1939, R. M. and Ammon Delisle of 2002 River St., Austin, Texas, sail from New Orleans as cruise passengers on the S.S. *Santa Marta*, returning January 4, 1940

1940 city directory: Raymond M Delisle, 2002 River Av [changed to Scenic Drive in November 1940], Laurel Heights

1941

January 4, 1941, R. M. and Ammon Delisle of 106 W. 6th, Austin, Texas, sail from Havana, Cuba, as cruise passengers on the S.S. *Tolca*, arriving in New Orleans on January 6, 1941

1941 city directory: Raymond M Delisle, 2002 River

1942 city directory: Raymond M Delisle, 2002 River Av, Optician, Ammon Delisle, Austin, Texas

1942

Delisle registers for draft in Austin, No. U-2607; lists himself as "retired optician"

1944

May 8, 1944 (Vol. 744, p. 119)

R. M. Delisle and Ammon Delisle to B. L. Shannon and Amy Shannon, Lots 3, 4, and 5 in Block 4 and Lots 1 and 2 in Block 5, Laurel Heights, includes "premises and improvements"; \$20,000 note

1947 city directory: Raymond M. Delisle, 2200 San Gabriel, Austin, Texas

1949 city directory: Raymond M. Delisle, 2200 San Gabriel

1953

January 5, 1953, death of R. M. Delisle (age 63), buried in Austin Memorial Park Cemetery

1953 city directory: Ammon Delisle, 3600 Meredith, Austin, Texas, R M Delisle

1957 city directory: Mrs. Ammon Delisle, 2103a Woodmont Av, Austin, Texas

1960 city directory: Mrs. Ammon Delisle, 2103a Woodmont Av

1988

October 8, 1988, death of Ammon Delisle (age 87), buried in Austin Memorial Park Cemetery

Timeline of Raymond Delisle family

Mrs. DeLisle Hostess at Lake Austin Home

The Austin Statesman (1921-1973): Aug 12, 1923;
ProQuest Historical Newspapers: The Austin American Statesman
pg. A1

**Mrs. DeLisle Hostess at
Lake Austin Home**

Mrs. R. M. DeLisle entertained with a delightful swimming and bridge party Thursday at her home on Lake Austin. The lovely home, with its patio and private swimming pool, has been the inspiration of a number of charming entertainments this summer, and this affair was not unlike its predecessors.

The guests arrived early and at once donned their bathing suits, following which a number of bridge games were played. Mrs. Roy West was presented with a vase in lavender luster as winner of high score, and Mrs. Earl Simms, Mrs. Felix Thaxton, Mrs. E. G. LaMay and Mrs. Malcolm Reed Jr. won the table prizes, bridge score sets. Miss Ida Tobin cut the consolation, a deck of cards.

A refreshing luncheon was served at noon to the following guests: Mmes. Sanford Smith, Robert Dale of Houston, Earl Simms, Paul Simms, Joe K. Johnson, Ed Johnson, John Ward, Malcolm Reed Jr., Jeff Dibrell, Felix Thaxton, McKean Ellers, Tom Steely, E. G. LaMay, Fred Penick, Roy West and Miss Ida Tobin.

◆ ◆ ◆

NEW FACTORY

Urnite Develops Austin Product.

Urnite Manufacturing company, Austin's newest manufacturing plant, was incorporated this past week in the office of the Secretary of State with A. M. Bohn, M. Holck, A. M. DeLisle, C. F. Paul and Max Werkenthin as incorporators.

Urnite is the name of a patented synthetic stone, a process worked out by an Austin man, C. F. Paul. This new stone has the appearance of white marble, but is much lighter and possesses exceptional strength.

"Articles of any design can be manufactured from this process stone," Max Werkenthin pointed out, "and its qualities of strength and lighter weight make it superior over concrete or metal."

The Urnite Manufacturing company was organized for the purpose of developing this invention and for manufacturing urns, benches, tables, fountains, bird baths and similar articles for the beautification of the home and garden, Mr. Werkenthin said.

At present these articles are manufactured at a small plant near the Austin dam. The new corporation plans to erect a temporary building in the immediate future on a tract of land just south of the Woodward Body Works on the Post road.

During the past year, a number of urns, birdbaths, benches and fountains have been manufactured by the company. C. B. Cook has two urns of a beautiful design before his funeral home on Colorado and Eleventh street. A birdbath has recently been on display at the Griffith Drug company. Barker Motor company has several decorative pieces from the Urnite company decorating their sales room during the showing of their new line of cars.

"We are planning to have a goodly supply of garden fixtures on hand by the time gardens are blooming this spring," Mr. Werkenthin stated "and we know that our fixtures are going to do their part to make Austin a 'City Beautiful.'"

Urnite Plant Size To Be Tripled Soon

The Austin Statesman (1921-1973); Aug 15, 1927;

ProQuest Historical Newspapers: The Austin American Statesman
pg. 3

Urnite Plant Size To Be Tripled Soon

Increasing its capital stock from \$5000 to \$30,000, the Urnite Manufacturing company, synthetic stone manufacturing company and one of Austin's newest, will open on Sept. 1 a plant triple the size of its present one, Max Werkenthin, president of the company, said Monday morning.

The controlling interest in the company will be kept by the original stockholders, Mr. Werkenthin said, and those stockholders will constitute the board of directors. The men who owned stock in the company when it first opened operations in April were C. F. Paul, Max Werkenthin, R. M. DeLisle, H. M. Bohn and M. Holck.

URNITE PLANT IN OPERATION: Durable Building Material Is Made Here

The Austin American (1914-1973); Aug 14, 1927;

ProQuest Historical Newspapers: The Austin American Statesman

pg. B47

URNITE PLANT IN OPERATION

**Durable Building Material
Is Made Here.**

Urnite, a manufactured stone substance weighing but one-tenth ordinary stone, harder and more durable than cement, is a product developed by C. F. Paul, Austin chemist, and now being manufactured here by the Urnite corporation, composed of Austin business men. Urnite is being made into tables, benches, decorative and ornamental ware. Its extensive use in building industries was predicted by Mr. Paul.

The Urnite corporation is a \$30,000 manufacturing concern, having as its officers H. M. Bohn, Manfred Holck, R. M. de Lisle and Max Werkenthin. Mr. Paul is in charge of operations of the plant.

The company's office are located in the new Masonic building. The factory is on the Post road, near Penn field.

Urnite Firm Growing Fast

Products Sold All Over Southwest.

One of Austin's youngest and fastest growing industries is the Urnite Manufacturing company, located on the Post road, three and one-half miles south of the city.

A \$30,000 corporation, this young firm has been established since March, 1927, and its growth is reflected in its steadily increasing volume of business.

Incorporators are H. M. Bohn, M. Holck and M. J. Werkenthin, all Austin men.

The Urnite company makes a specialty of garden lawn furniture, which includes seats, rotunda benches, fern bowls and the like.

PRODUCT IS DURABLE

These products are manufactured by applying a plastic solution over a rust-proof steel fabricated form. According to Werkenthin, the result is a product very light and durable, having the appearance of concrete. Construction material is all bought in Austin, he said.

Although spending practically all of its money here, the volume of business done by the firm comes mostly from other cities. Shipments recently have been made to Mexico City, Oklahoma and Long Island, N. Y.

The firm already has dealers in San Antonio, Beaumont, Houston, Fort Worth, Dallas and New Braunfels, and expects to establish others soon.

In speaking of the firm's business, Mr. Werkenthin stated that the plant itself is the company's best advertising medium. Many people traveling between Austin and San Antonio stop in to load a piece of furniture on their way.

21 COATS APPLIED

21 COATS APPLIED

The laminated process, as it is called, consists of 21 coats of the plastic solution, and each of these is allowed to completely oxidize before another is applied. The solution is not poured nor cast as is concrete, Mr. Werkenthin declared. Thus, it requires 30 days to complete a piece of the garden furniture.

San Antonio Ceremony Unites Pair: Mildred Edgar Becomes Bride Of C. H. Slator
The Austin American (1914-1973): Nov 2, 1947;
 ProQuest Historical Newspapers: The Austin American Statesman
 pg. A9

San Antonio Ceremony Unites Pair

**Mildred Edgar
 Becomes Bride
 Of C. H. Slator**

In a double-ring ceremony read Tuesday noon in the Alamo Heights Methodist Church in San Antonio Miss Mildred Edgar, daughter of Mr. and Mrs. Joe Edgar Sr., 51 Summit View, Austin, became the bride of C. H. Slator, son of the late Mr. and Mrs. J. D. Slator Sr. of Llano.

The Rev. Kermit Gibbons officiated.

Mrs. Reynolds N. Cate of San Antonio and Colonel Alfred P. Peisch of Fredericksburg attended the couple, and only members of the immediate families were present for the ceremony.

The bride wore a custom-made suit of beige French velour fashioned in a mandarin design and heavily embroidered in rose beige and gold thread. Her accessories were of bronze reptile, and she wore a corsage of bronze orchids. For "something old" an antique gold pin that had belonged to her paternal grandmother was pinned at the neckline of her blouse.

Immediately following the ceremony members of the wedding party attended a champagne party and luncheon in the Percaux Room of the St. Anthony Hotel. This was followed by a cocktail party in the home of Mr. and Mrs. Reynolds N. Cate, 140 Castano Avenue.

Afterwards the couple left for New Orleans from where they sailed Nov. 1 on the SS Antikua for Havana, Cuba, and Guatemala. On their return they will live in their new home at 2002 Scenic Drive, Austin.

Mrs. Slator studied fine arts at Southwestern University, Mary Hardin-Baylor College and the University of Texas. Mr. Slator received his degree from the University of Texas and is now practicing law in Austin.



MRS. C. H. SLATOR

The Austin American (1914-1973): Nov 2, 1947

It's New

It's News



THE TAVERN

12th and LAMAR

TV ROOM

THIS WEEK'S SPECIALS
 Fried Oysters • Fried Shrimp
 Fried Chicken Liver
 SALADS
 Chicken • Shrimp
 Huevos

Private Dining Room
 For Your Parties
 Phone 2-3620
 for Reservations

Where Old And New Friends Meet

BILL NEWMAN

C. H. SLATOR

The Austin Statesman (1921-1973): Nov 19, 1954

The Office of Fehr and Granger

"It is the architect's responsibility to translate through research and creative professional skill the client's needs into their proper functional relationships within the economic resources available, using not only his creative ability but the best engineering judgment and technology. The buildings which result from this approach are structures of beauty, efficiency and sound economy. This is true architecture."

-Fehr and Granger Portfolio Statement

Lake Austin

**2002 Scenic
Lake Austin Case**



Rationale for 2002 Scenic

Architecture

?

Historical Association

x

Archaeology

x

Community Value

?

Landscape Feature

?

The Commission must find that the property meets at least two of the above criteria.

ARCHITECTURE?



We believe the case for architectural significance is weak, but at the very least, it – alone – is not sufficient.



Much of the structures could not be preserved as they exist today – they would need to be deconstructed and rebuilt.

LANDSCAPE FEATURE



The “Landscaped Features” in the staff report are common yard amenities laid out in a functional manner.

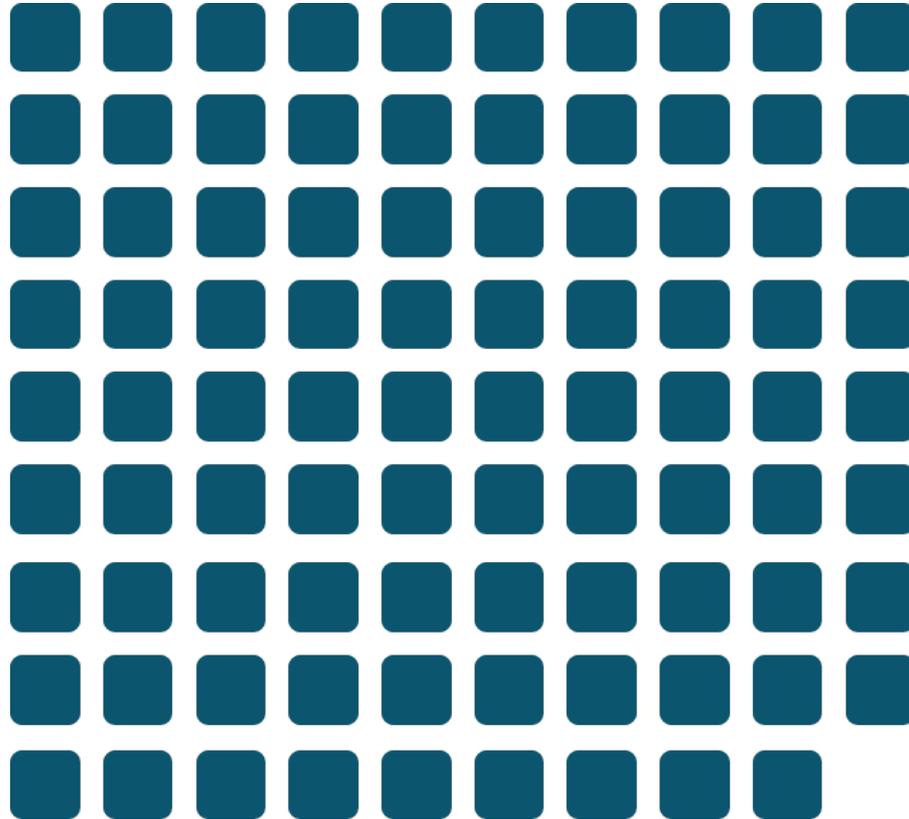
COMMUNITY VALUE



It is not physically or visually accessible to the community and does not meet precedent for “Community Value.”

HISTORIC ASSOCIATION

Cases WITH “Historic Association”



Cases With NO “Historic Association”



Historic Zoning Cases (2011-2022)

It is highly unusual to have an historic landmark case in which there is no historic association.

HISTORIC ASSOCIATION

Cases With NO “Historic Association”

Staff Presentation (Outlier Case):

“Struggle as I have to come up with a second criterion to recommend historic zoning for this house, I have not been able to do it.

Professor Sellstrom – as far as I can tell, in conversations I have had and research that I’ve done – his career has not been as noteworthy and significant as we generally look for when we’re designating a house as a historic landmark.

We have to look at both the architecture – where, I think we have architecture here in spades, I mean there’s no doubt about it – but the Historic Associations, in staff’s opinion, are just not there.”



It is highly unusual to have an historic landmark case in which there is no historic association.

Rationale for 2002 Scenic

Architecture

?

Historical Association

x

Archaeology

x

Community Value

x

Landscape Feature

x

This case does not meet at least two of the above criteria.



“The masonry walls are not adequate for load-bearing, and their reuse as a non-load-bearing veneer is not practical. The foundation is questionable and likely not adequate for reuse in an extensive renovation.”



“The wood roof framing has obvious rot in areas exposed by holes, and I believe it is likely that further investigation will reveal that none of the roof framing is salvageable.”



For the Apartment Unit: "These walls cannot be reused as load-bearing."



“These [pool] walls and slab have failed... The pool and deck are not suitable for reuse.”

Engineer's Report – Major Structural Issues Impact:

Foundation

Masonry Walls

Wood Framing

Extensive Water Damage

Pool Deck and Slab

2002 Scenic faces extensive structural issues that will necessitate demolition.

Landscape Feature Rationale

“The property appears to have a significant and unique designed landscape with aesthetic and historical value. Some landscape features, including the arched bridge and bench, appear to incorporate Delisle’s Urnite material. This material is rare today. Additionally, the landscape designed by Delisle specifically relates to his architectural vision for the house, with meandering walks, an expansive lawn, and an early swimming pool built into the hillside topography to provide a river view.”

Staff Report’s Landscaping Rationale Relies on Three Claims:

1. That Delisle designed the landscaping.
2. That the landscaping features Urnite.
3. That the landscaping has significant and unique value.

Landscape Feature Rationale

“The property appears to have a significant and unique designed landscape with aesthetic and historical value. Some landscape features, including the arched bridge and bench, appear to incorporate Delisle’s Urnite material. This material is rare today. Additionally, the landscape designed by Delisle specifically relates to his architectural vision for the house, with meandering walks, an expansive lawn, and an early swimming pool built into the hillside topography to provide a river view.”

Staff Report’s Landscaping Rationale Relies on Three Claims:

- ~~1. That Delisle designed the landscaping~~ – UNVERIFIED
- ~~2. That the landscaping features Urnite~~ – UNVERIFIED
3. That the landscaping has significant and unique value.

“Landscape Feature” Precedent (Casa McMath)

Intentional Design

Connected to the Site’s History

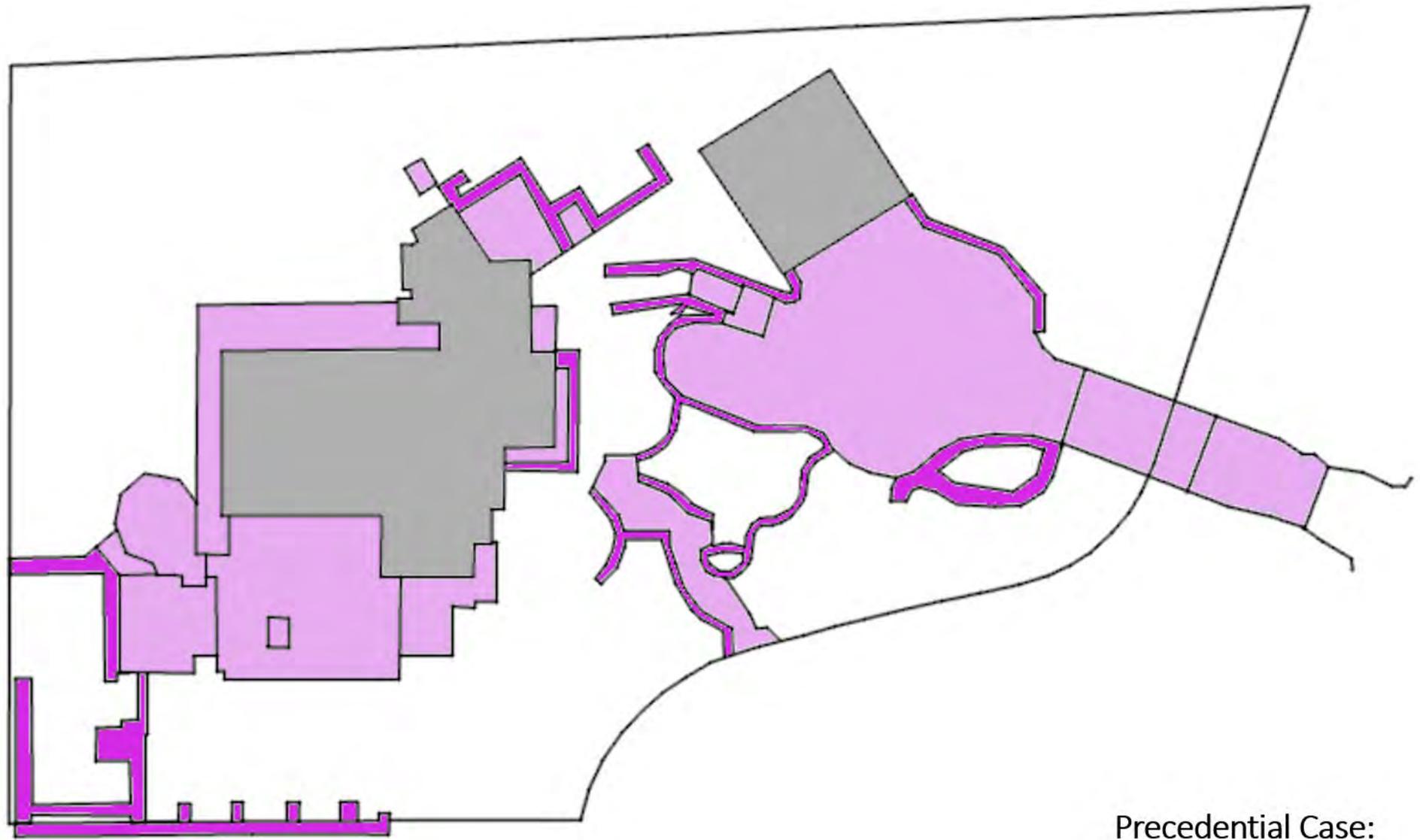
Distinct and Unique Style

We reviewed every historic zoning case in the city’s system over the past decade in order to determine precedent for what constituted an historic “Landscape Feature.”

✓ Intentionality

✓ Site Integration

✓ Unique Style



Precedential Case:
Casa McMath

- X Functionality
- X Common Yard Amenities
- X "Urnite" Rationale





2002 Scenic's landscaping is NOT historic.
It largely consists of common yard amenities laid out in a functional manner.



2002 Scenic's landscaping is NOT historic.
It largely consists of common yard amenities laid out in a functional manner.

Subject Area	Precedent (McMath)	2002 Scenic
Who	Historic Association	—
What	Integrated Site Features	Common Yard Amenities
Where	Intentional	Functional
How	Distinct and Unique Style	Unverified “Urnite” Claims

2002 Scenic’s landscape features are not historic.
It largely consists of common yard amenities laid out in a functional manner.

Subject Area	Precedent (McMath)	2002 Scenic
Who	✓	✗
What	✓	✗
Where	✓	✗
How	✓	✗

2002 Scenic's landscape features are not historic.
It largely consists of common yard amenities laid out in a functional manner.

“The property appears to have a significant and unique designed landscape with aesthetic and historical value. Some landscape features, including the arched bridge and bench, appear to incorporate Delisle’s Urnite material. This material is rare today. Additionally, the landscape designed by Delisle specifically relates to his architectural vision for the house, with meandering walks, an expansive lawn, and an early swimming pool built into the hillside topography to provide a river view.”

Staff Report’s Landscaping Rationale Relies on Three Claims:

- 1. That Delisle designed the landscaping – UNVERIFIED**
- 2. That the landscaping features Urnite – UNVERIFIED**
- ~~3. That the landscaping has significant and unique value.~~

Urnite

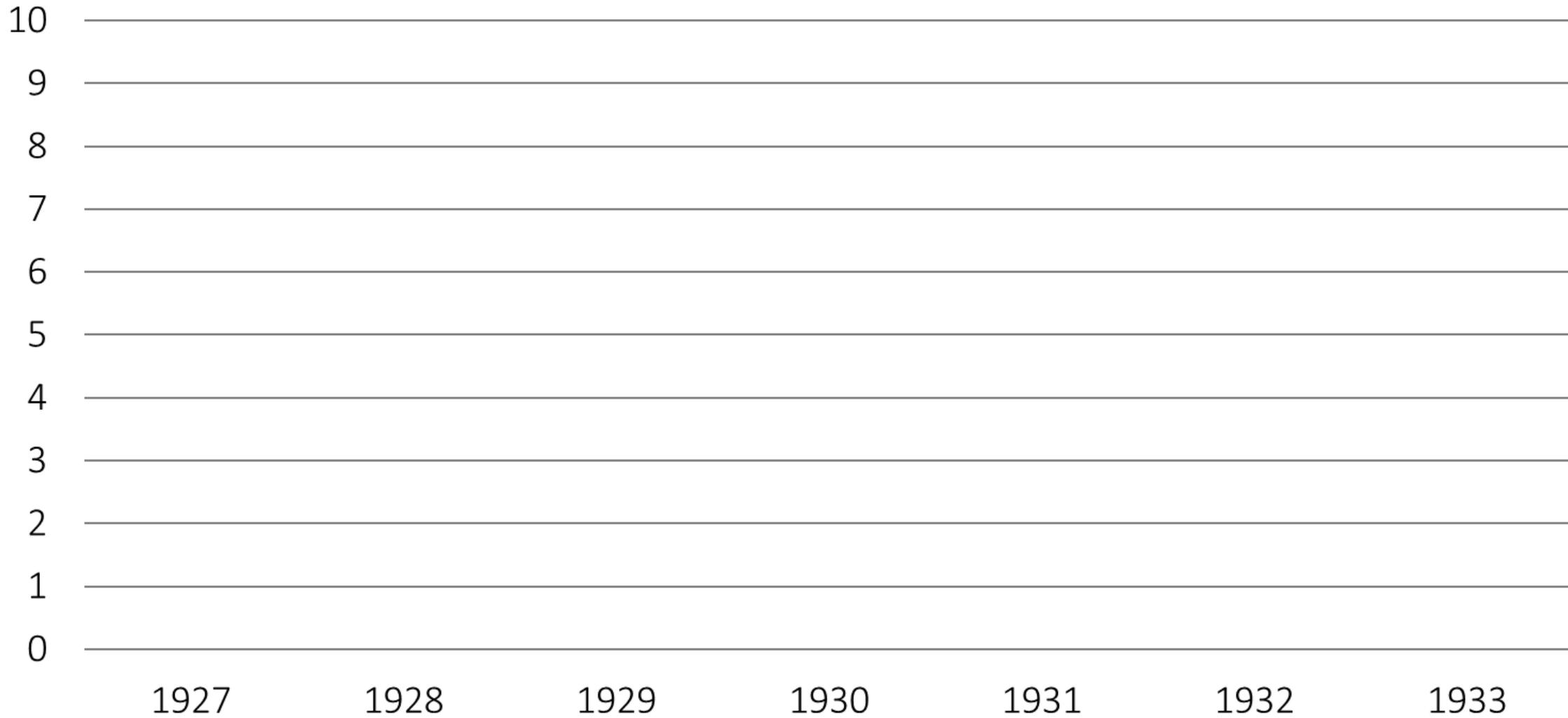
- “Urnite” is NOT historic. It was a short-lived and failed business venture.
- Delisle is NOT historic. HLC chose not to invoke the Historic Association criterion.
- Delisle’s connection to “Urnite” is tenuous. He was just one of “the men who owned stock.”

Increasing its capital stock from \$5000 to \$30,000, the Urnite Manufacturing company, synthetic stone manufacturing company and one of Austin's newest, will open on Sept. 1 a plant triple the size of its present one, Max Werkenthin, president of the company, said Monday morning.

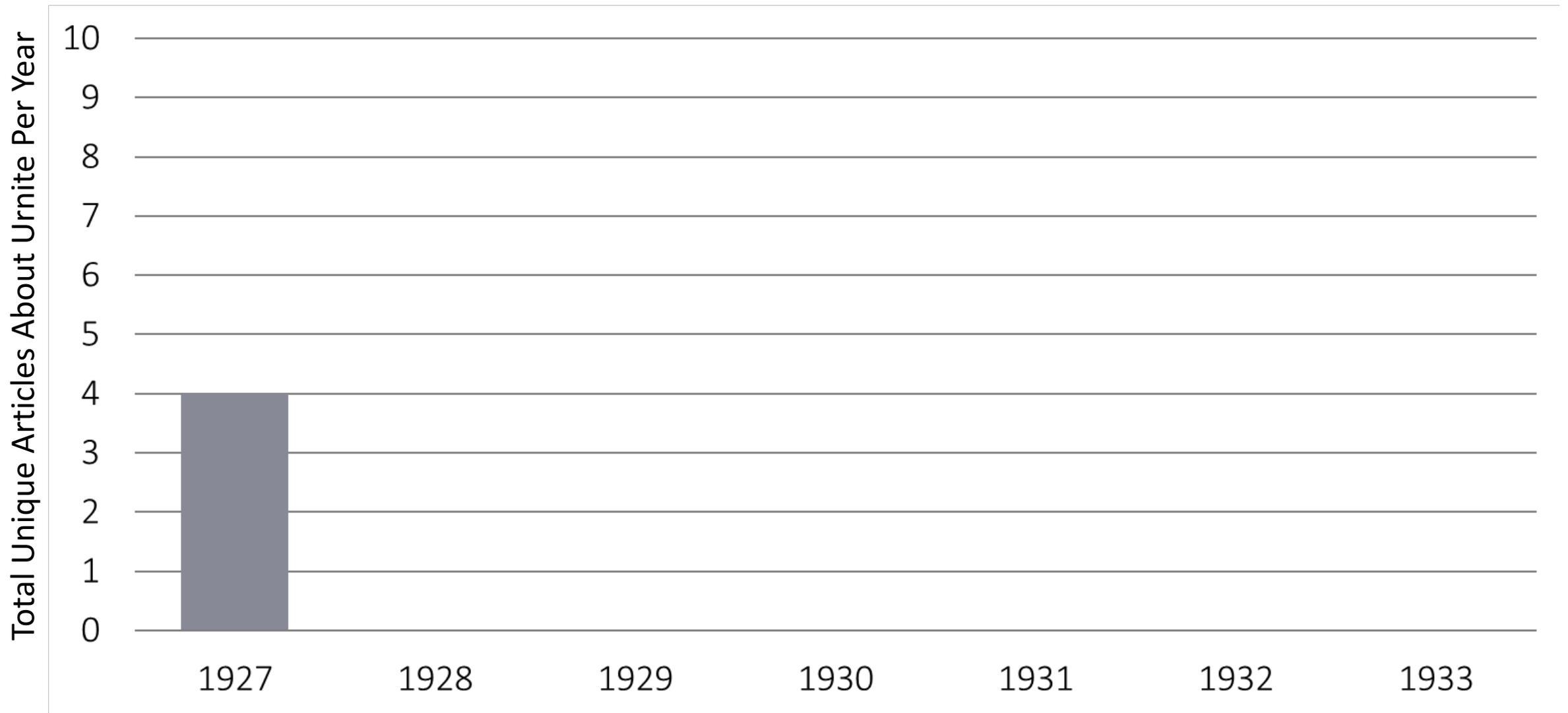
The controlling interest in the company will be kept by the original stockholders, Mr. Werkenthin said, and those stockholders will constitute the board of directors.

The men who owned stock in the company when it first opened operations in April were C. F. Paul, Max Werkenthin, R. M. DeLisle, H. M. Bohn and M. Holck.

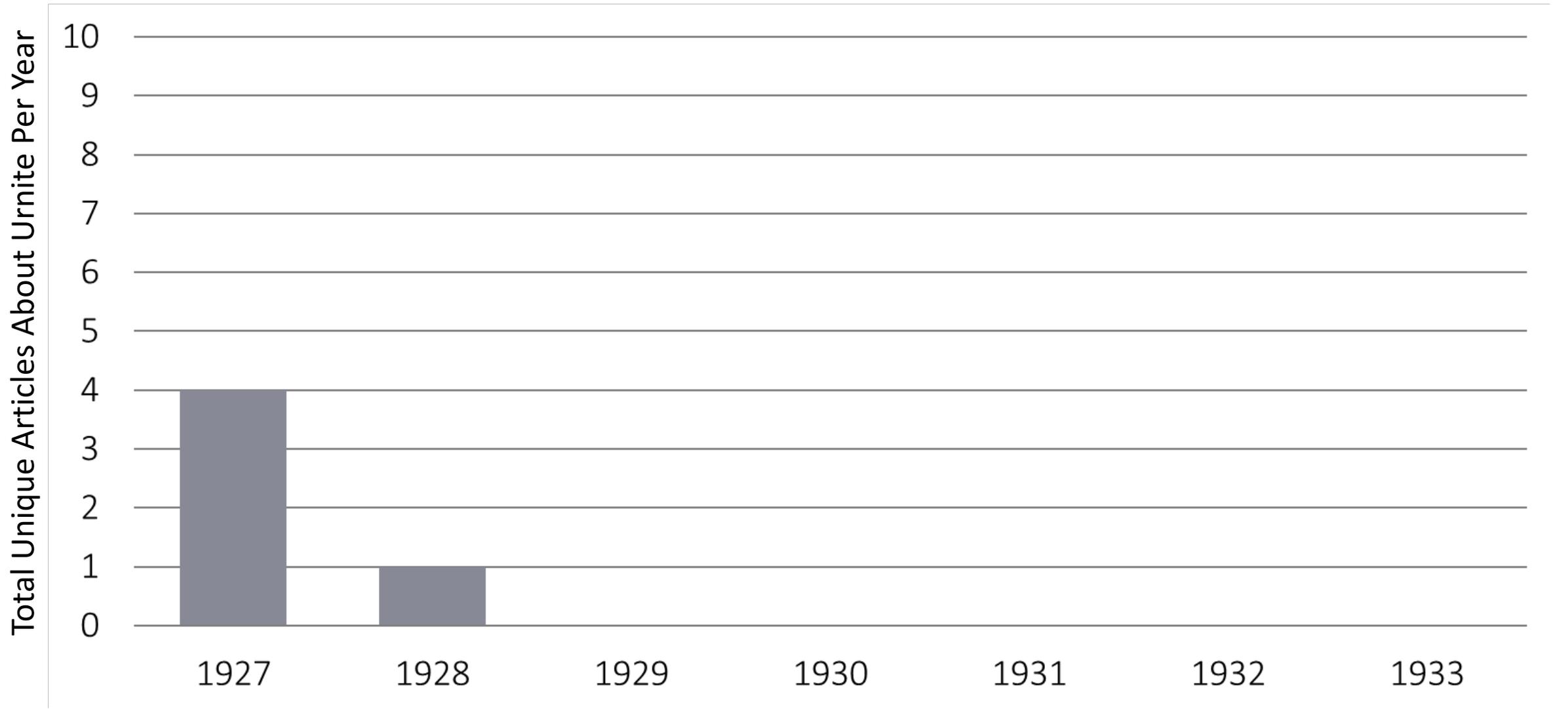
Total Unique Articles About Urnite Per Year



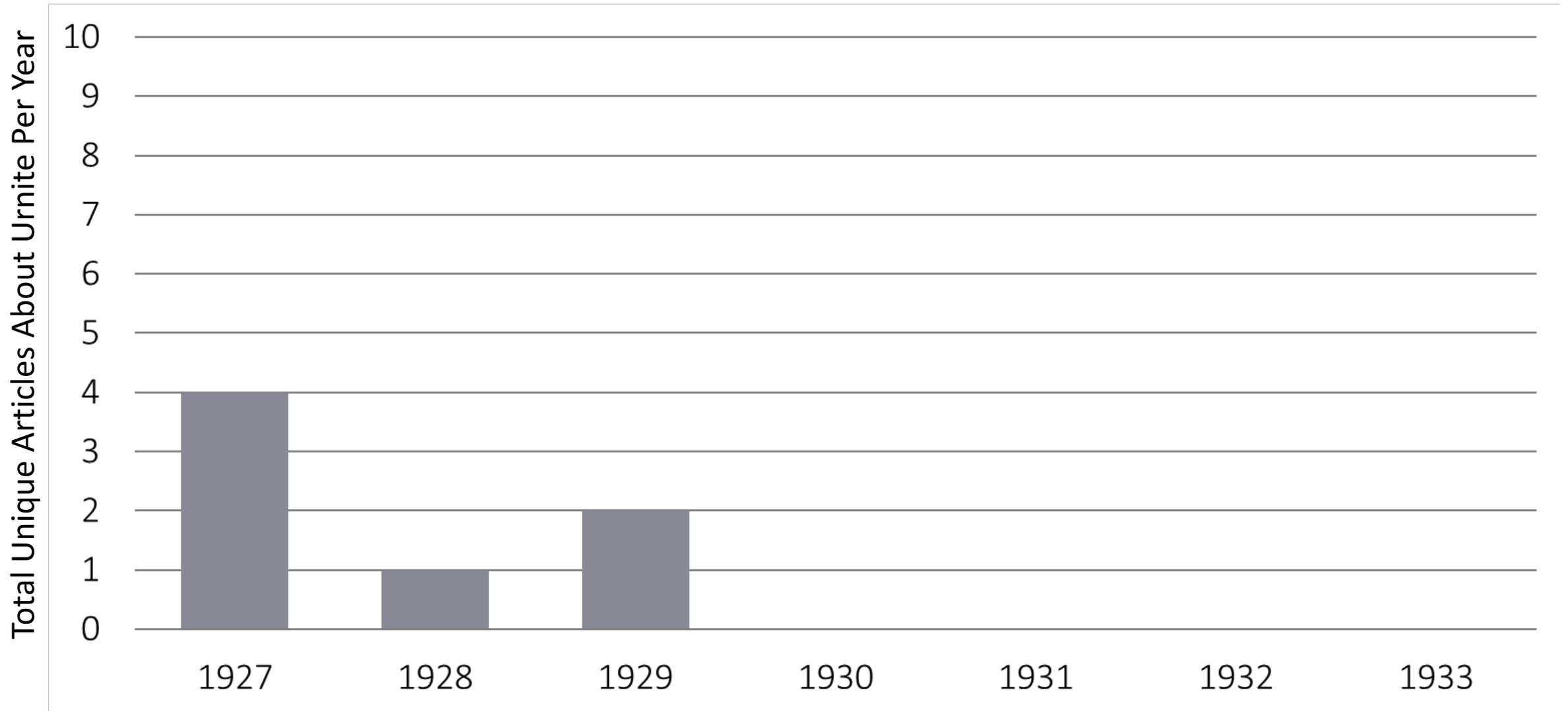
We reviewed every newspaper archive reference available related to "urnite."



There were four unique articles about “urnite” in 1927, the year the Urnite Manufacturing Company was founded.



There was one more “urnite” article in 1928.



And two more “urnite” articles in 1929. After that we were unable to locate more “urnite” articles.

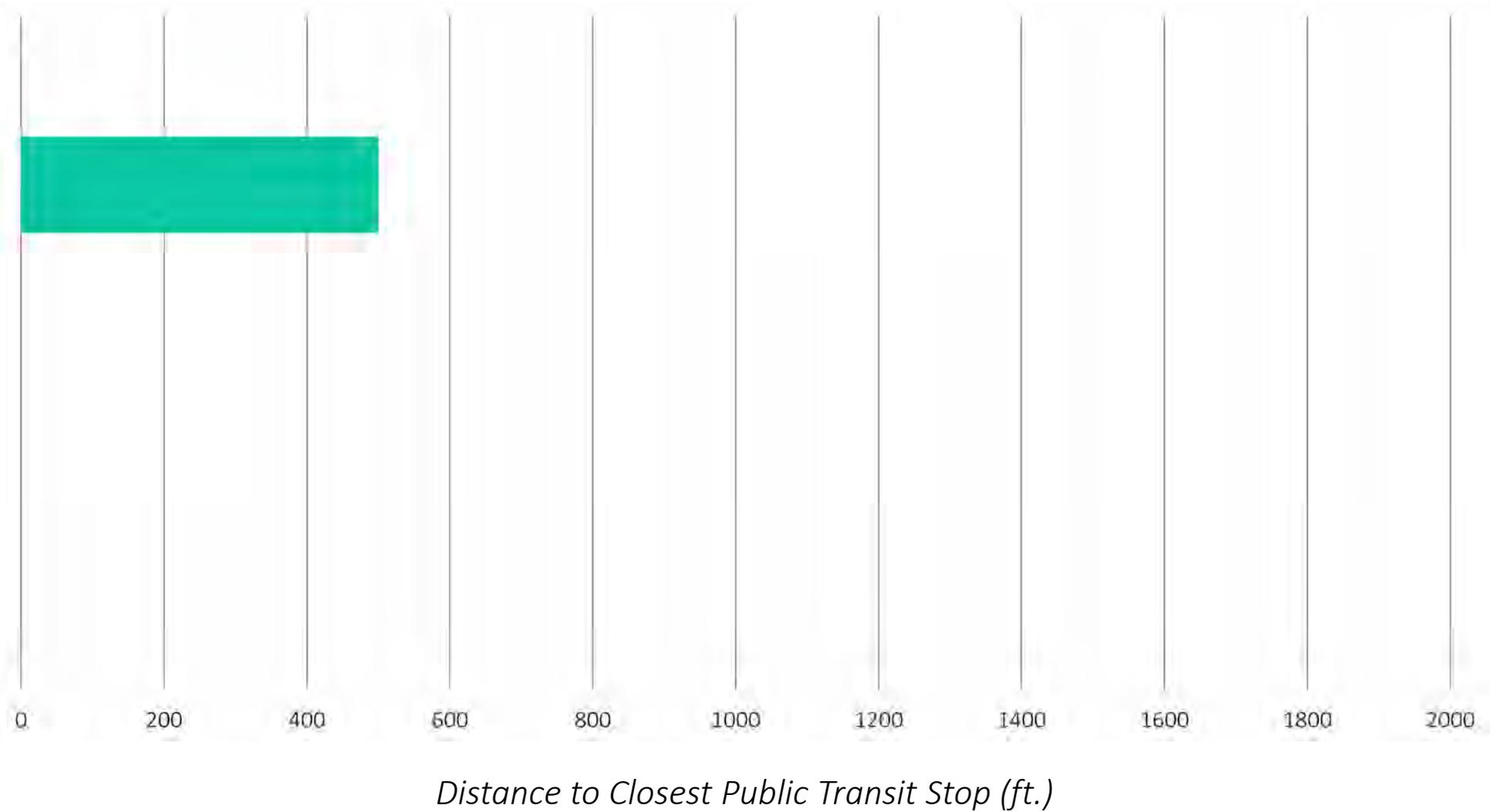
“Community Value” Factors

Precedential Cases

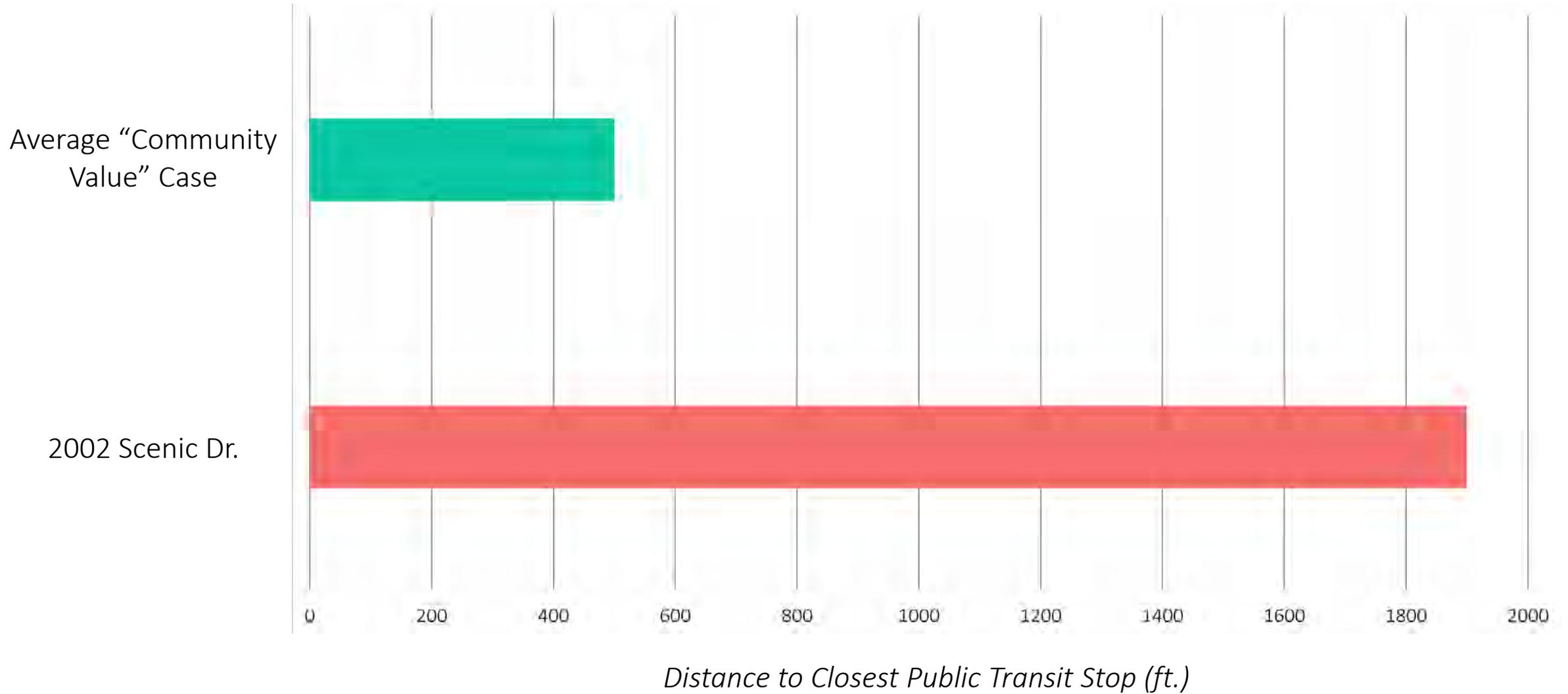
Accessible Location	✓
Visually Accessible	✓
Publicly Accessible / Public Purpose	✓
Connection to Black or Latinx History	✓

We reviewed every historic zoning case in the city’s system over the past decade in order to determine precedent for what constituted “Community Value.”

Average “Community Value” Case

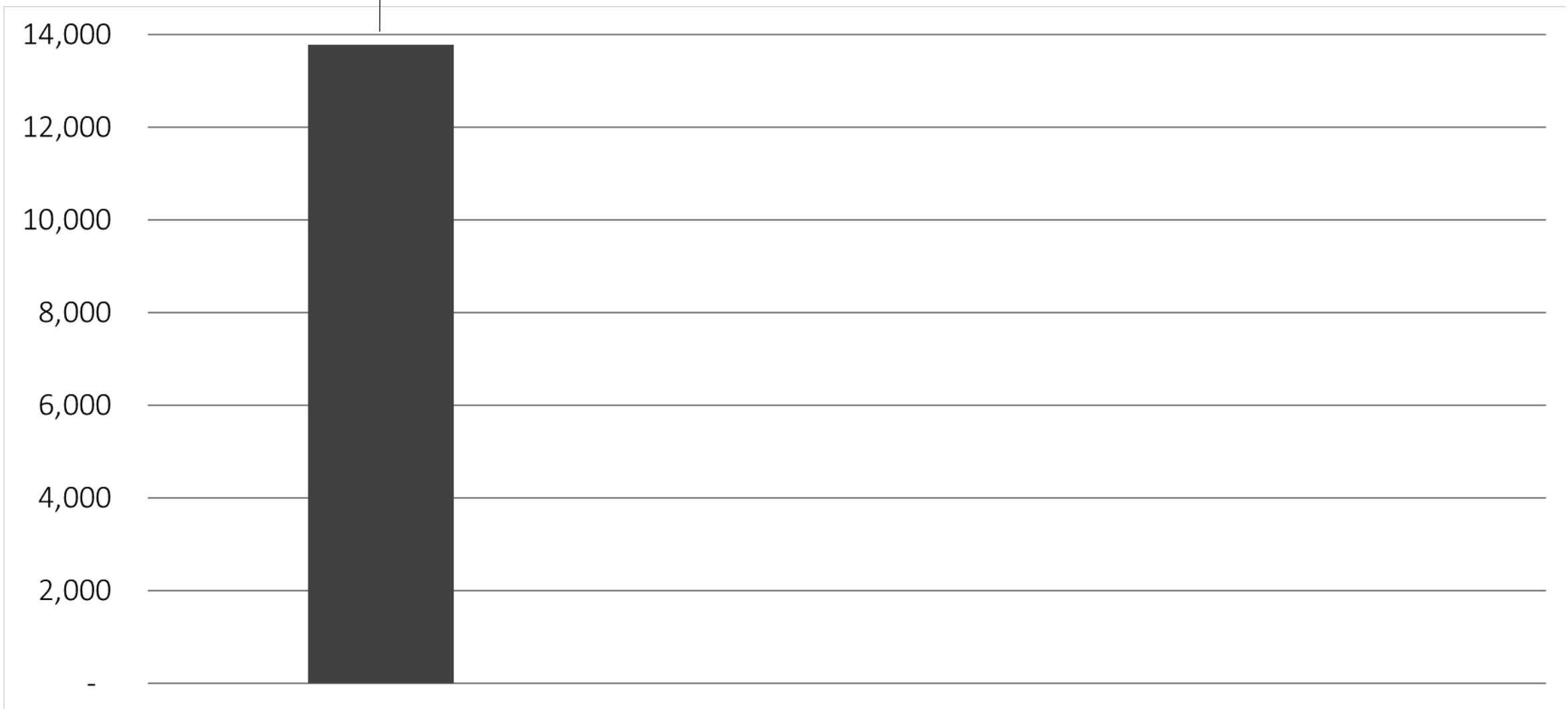


“Community Value” cases tend to be accessible to the broader Austin community.



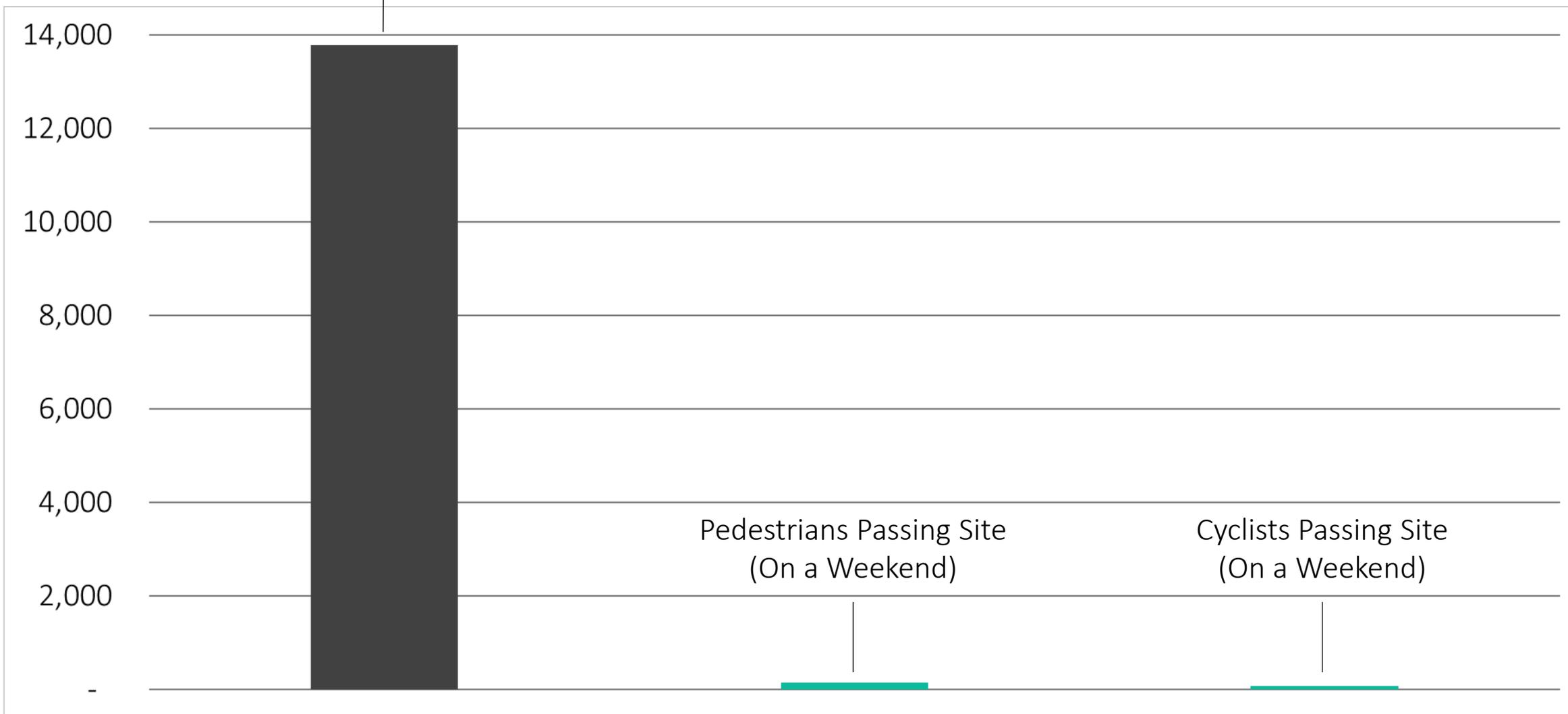
2002 Scenic is nearly four times farther away from public transit than the average "Community Value" case.

Population in WANG Boundaries



According to the Census Bureau, there are a little bit less than 14,000 people in the neighborhood (West Austin Neighborhood Group).

Population in WANG Boundaries



Yet a transportation study found only 151 pedestrians and 66 cyclists passing this property over an entire weekend (48 hours, Saturday and Sunday). Combined, that is less than 2 percent of the neighborhood.



Virtually all “Community Value” cases (over 90 percent) were visually accessible from public right-of-way.



Virtually all “Community Value” cases (over 90 percent) were visually accessible from public right-of-way.



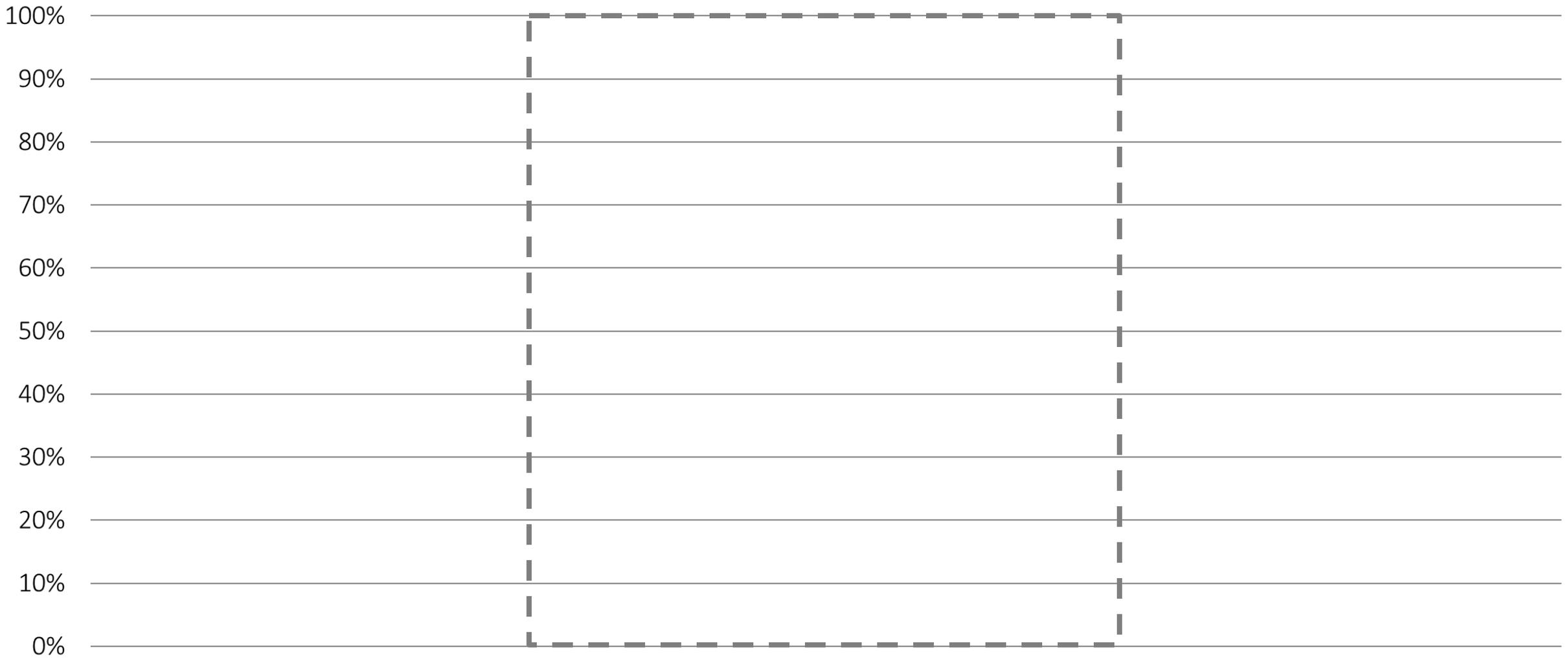
Virtually all “Community Value” cases (over 90 percent) were visually accessible from public right-of-way.



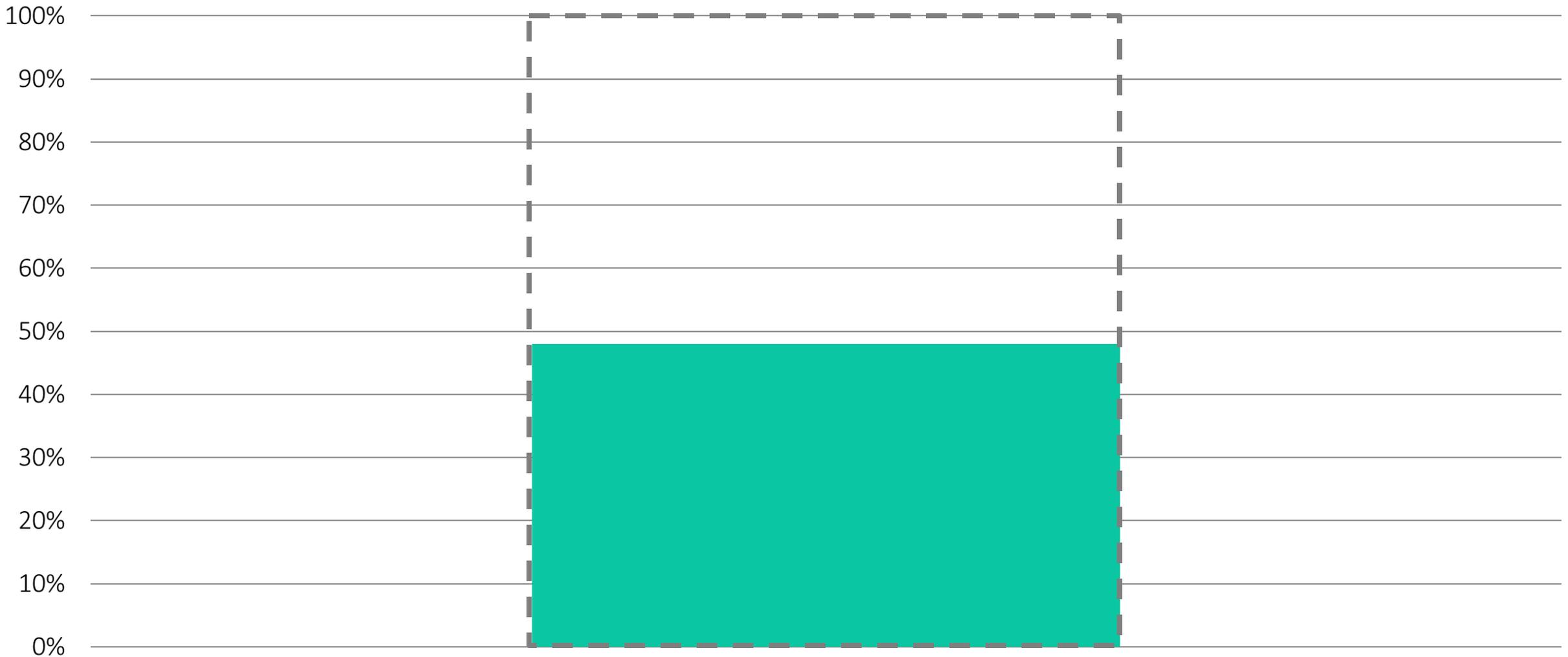
Virtually all “Community Value” cases (over 90 percent) were visually accessible from public right-of-way.



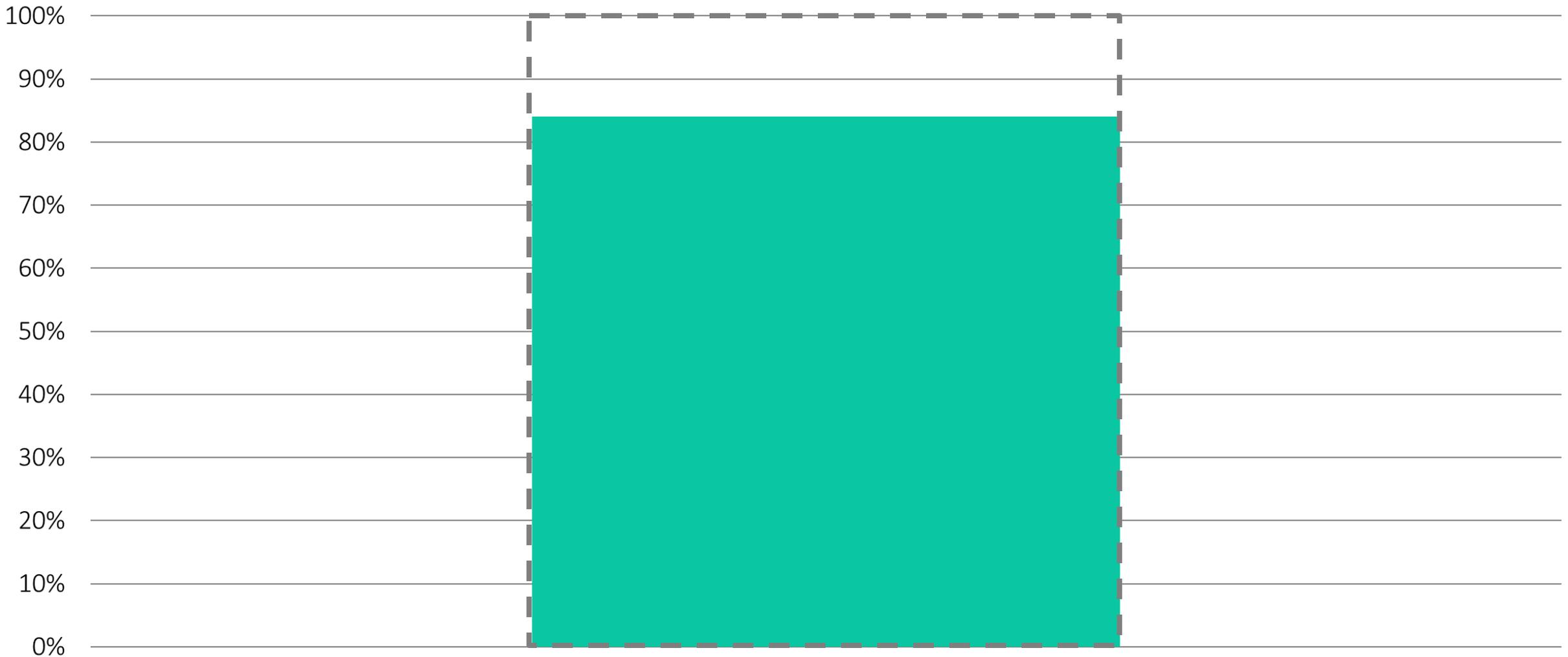
Unlike virtually all “Community Value” cases, 2002 Scenic is not visually accessible for the public.



We evaluated every historic zoning case over the past decade to determine what constituted “Community Value.”



Most “Community Value” cases either involved a landmark that was publicly accessible or had a public purpose...



... or was part of the history of the Black or Latinx communities.
Very few cases did not include one or more of these factors.

“Community Value” Factors

Precedential Cases

Accessible Location	✓
Visually Accessible	✓
Publicly Accessible / Public Purpose	✓
Connection to Black or Latinx History	✓

We reviewed every historic zoning case in the city’s system over the past decade in order to determine precedent for what constituted “Community Value.”

“Community Value” Factors

2002 Scenic Dr.

Accessible Location

X

Visually Accessible

X

Publicly Accessible / Public Purpose

X

Connection to Black or Latinx History

X

2002 Scenic Dr. does not meet any of these factors –
and is an extreme outlier among “Community Value” precedents.

Rationale for 2002 Scenic

Architecture

?

Historical Association

x

Archaeology

x

Community Value

x

Landscape Feature

x

This case does not meet at least two of the above criteria.

Back-Up Slides

Precedent

Designed By: Hugh McMath

- Professor of Architecture (UT)
- Director of School of Architecture
- President of Central Texas AIA

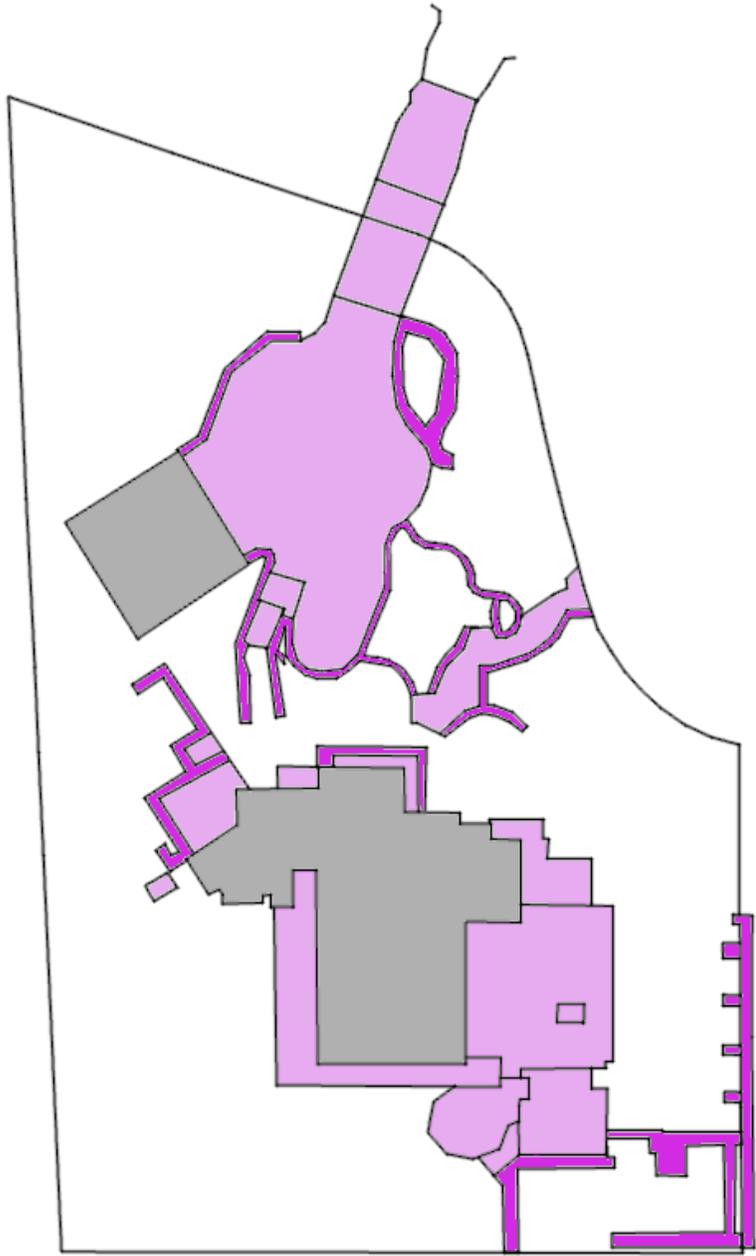
Staff Report: “Although Hugh McMath did not design this house, his interventions quite literally take a modernist architectural form and seek to ground it, both through integration into the landscape and borrowing from regional architectural traditions.”

2002 Scenic

Designed By: ?

Staff Report: “Landscape features, including arched bridge and bench, appear to incorporate Delisle’s Urnite material.”

The staff report’s rationale focuses on the unverified assumption that certain common yard amenities may incorporate “urnite” – a short-lived material without historic significance.



Lake Austin



2002 Scenic is not accessible to the community.
It is located on an isolated West Austin street – and fronts onto the lake, far away from the right-of-way.

Staff Presentation:

“Struggle as I have to come up with a second criterion to recommend historic zoning for this house, I have not been able to do it.

Professor Sellstrom – as far as I can tell, in conversations I have had and research that I’ve done – his career has not been as noteworthy and significant as we generally look for when we’re designating a house as a historic landmark.

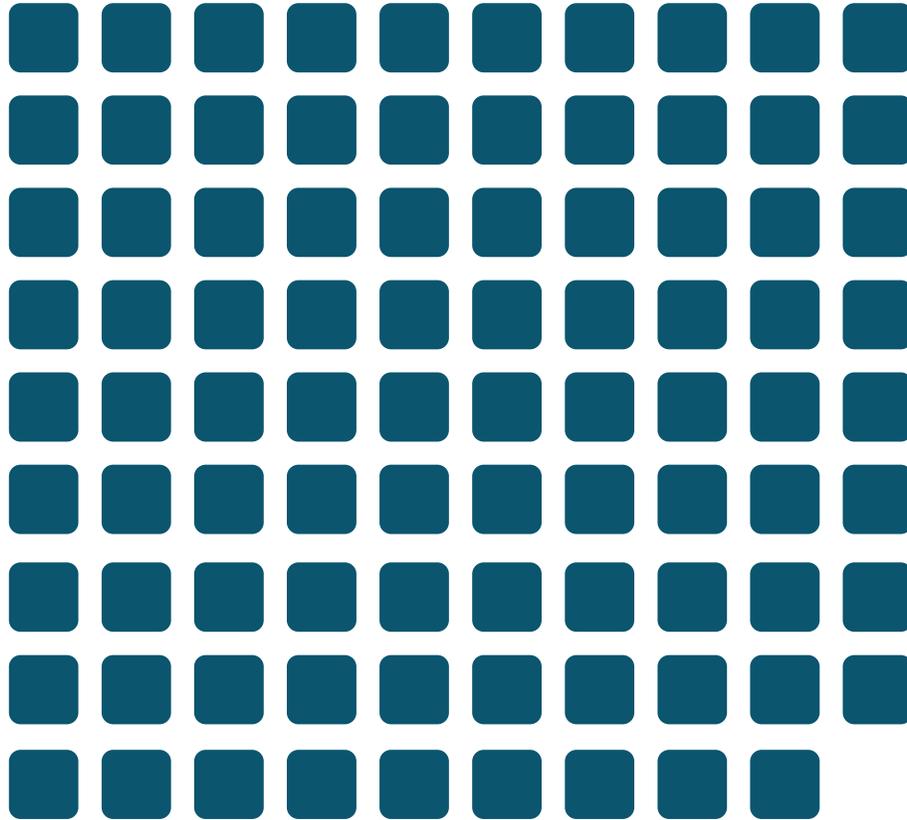
We have to look at both the architecture – where, I think we have architecture here in spades, I mean there’s no doubt about it – but the Historic Associations, in staff’s opinion, are just not there.

...

I don’t know that it could qualify as a historic landmark – especially with owner opposition.”

HISTORIC ASSOCIATION

Cases WITH “Historic Association”

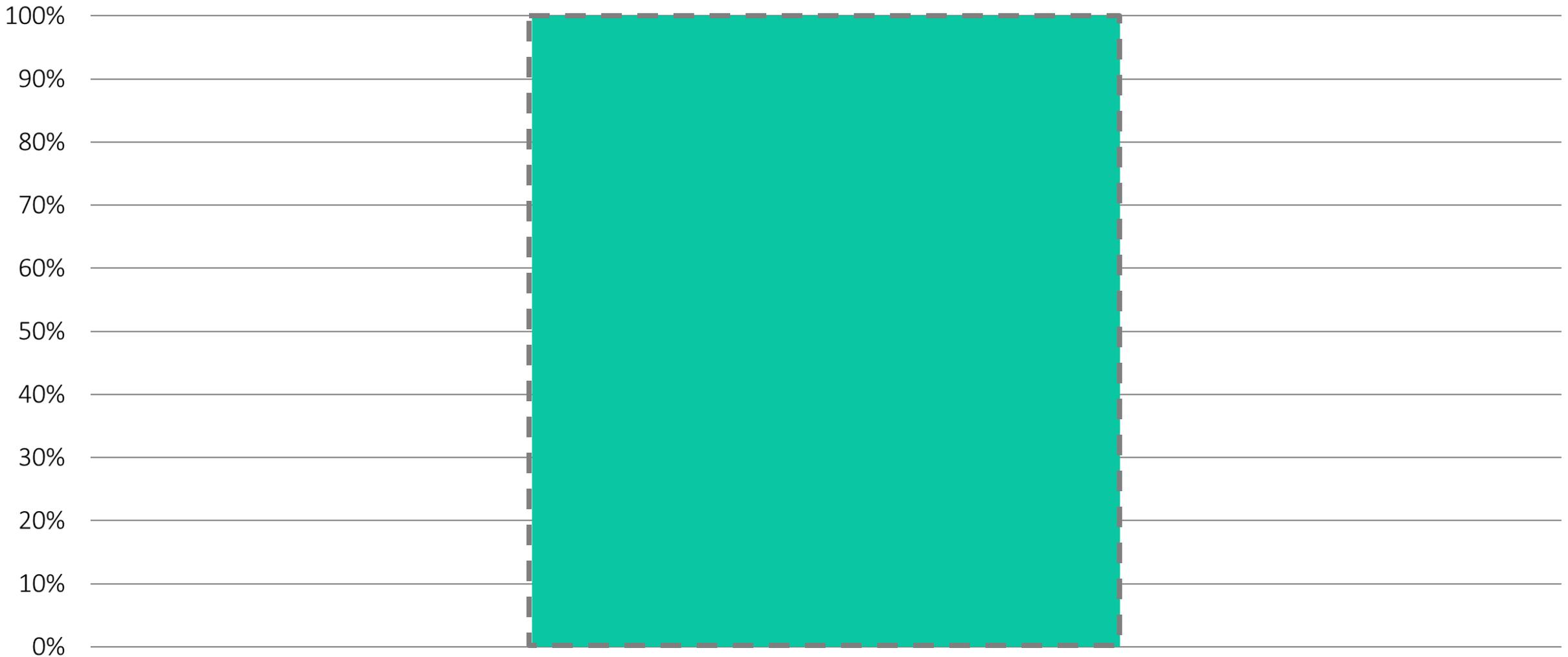


Cases With NO “Historic Association”



Historic Zoning Cases (2011-2022)

It is highly unusual to have an historic landmark case in which there is no historic association.

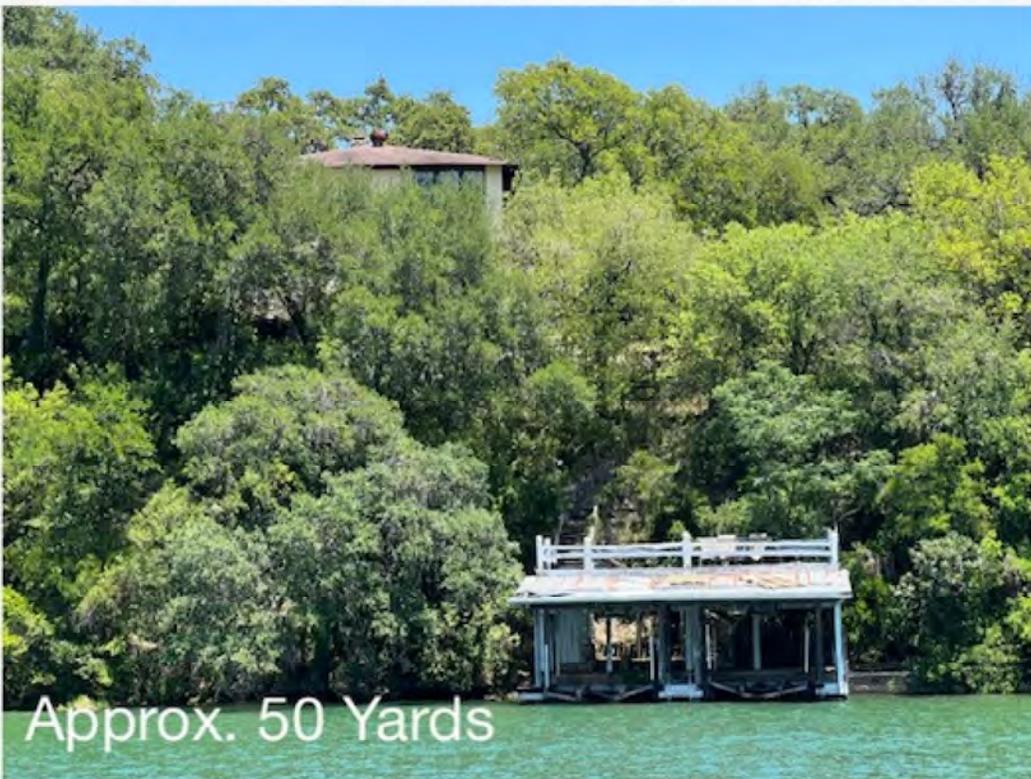


And all of the “Community Value” cases that Council actually approved included at least one of these factors.

The property appears to have a significant and unique designed landscape with aesthetic and historical value. Some landscape features, including the arched bridge and bench, appear to incorporate Delisle's Urnite material. This material is rare today. Additionally, the landscape designed by Delisle specifically relates to his architectural vision for the house, with meandering walks, an expansive lawn, and an early swimming pool built into the hillside topography to provide a river view.

The staff report's rationale focuses on purely speculative claims about Delisle and "urnite" – a short-lived material without historic significance.







Engineer's Report

SUBJECT:

Assessment of structural conditions
2002 Scenic Drive, Austin, Texas

JOB NUMBER:

21206.01

DATE OF REPORT:

June 20, 2022

At the request of Ryan Street Architects, I have visited the site twice to review existing conditions of structural elements and to offer an opinion about the suitability for reuse in a renovation. This report is a summary of my observations and refers to photos in the June 21, 2022 report by Ryan Street Architects.

Apartment

The degradation of the roof and windows has allowed water into the building for an unknown but obviously prolonged period of time. The wood roof framing has obvious rot in areas exposed by holes, and I believe it is likely that further investigation will reveal that none of the roof framing is salvageable. Given the excessive deflection of the roof (photo on page 12) and the concerns about the floor joists mentioned below, I caution against entering this building until the roof and floor can be adequately shored.

The existing floor joists are supported in slots gouged into the face of the exposed limestone cut (photo 1, page 16), which was leaching water (photo 3, page 16) during my visits despite no antecedent rainfall. The ends of the joists are spliced onto the original joists as part of a previous repair which was undoubtedly caused by previous similar rot. The splices are not adequate and show clear signs of deflection and distress. The repair ends are now showing signs of rot. These structural connections are inadequate and dangerous.

The stone wall on the second floor is supported on an inverted steel railroad rail, which is not properly supported at points of bearing or against rotation. The elevated concrete slab over the garage also appears to use steel railroad rails as reinforcement, and the steel shows severe corrosion. Again, I recommend caution under and on this slab until it can be properly shored.

The walls are load-bearing, uncoursed random rubble masonry that do not meet the minimum requirements of modern or recent building codes for thickness and for height-to-thickness ratios. These walls cannot be reused as load-bearing in the renovation.

Two Story House

The exterior walls are load-bearing, uncoursed random rubble masonry, similar in construction and deficiencies to the apartment. These walls cannot be reused as load-bearing in the renovation.

Additionally, the reuse of the existing masonry walls as non-load-bearing is not possible. The south wall has a significant crack (photo on page 19) that was previously patched and continues to move. This wall is noticeably out-of-square and out-of-plumb. Foundation movement is likely occurring. Further investigation will be required, but if the foundation is rubble, which is typical for the era, less invasive stabilization techniques will not be possible. The masonry walls will need to be removed so that the foundation can be rebuilt with reinforced concrete.

Similar to the apartment, widespread water leaks in the roof have damaged wood framing to the point that total replacement will likely be necessary for the roof. The damage may include the floor in several locations, and more investigation will be required to make this determination.

For the floor over the large room (photo on page 22), significant deflection is apparent from above and below. The beams and joists will likely need to be reinforced to support modern loads.

Pool And Landscape

The pool geometry violates modern code requirements, particularly where concrete was added along the east edge, apparently to divert rain runoff around the pool (photo on page 29). Cracks in the shell are significant enough that the basin will not hold water.

The walls of the changing rooms support the slab of the pool deck. These walls and slab have failed (photos on page 30). Again, the load-bearing, uncoursed random rubble masonry has no definable capacity once it cracks and displaces like these walls have. I recommend not allowing anyone on or around these walls and slab until they are shored or demolished. The pool and deck are not suitable for reuse.

Summary

The wood framing has been severely damaged by water and immediate shoring or demolition is recommended.

The masonry walls are not adequate for load-bearing, and their reuse as a non-load-bearing veneer is not practical.

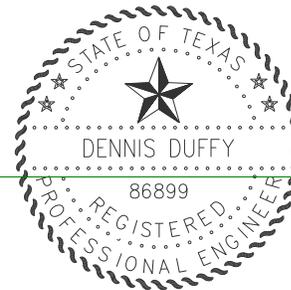
The foundation is questionable and likely not adequate for reuse in an extensive renovation.

Other considerations that are not part of this structural assessment but important to the practicality of a renovation are waterproofing, building envelope and site drainage. All have obvious challenges with no reliable solutions without complete demolition.

SIGNED:



Dennis Duffy, PE



DISTRIBUTION:

Ryan Perstac [REDACTED]

Eran Montoya [REDACTED]

Phil Gilbert

3805 Stevenson Ave.
Austin, Texas 78703

May 3, 2022

City of Austin
Residential Permitting

Re: Objection to Complete Demolition of 2002 Scenic Drive, Austin, Texas

To Whom It May Concern,

I am opposed to the complete demolition of the house at 2002 Scenic Drive, Austin.

I live across the street and while a complete demo and new build would no doubt be quicker, it is worth the time and effort to see that the essence of the beautiful, important structure(s) be built upon, not completely torn down.

Austin offers a lot to the imagination. It's that mythology, if you will, that is fueling our growth; it's enticing hundreds of thousands to become new Austinites. That's good. Bob Dylan wrote: "He not busy being born is busy dying." Austin is constantly being born — from the 70's "outlaws" that turned us into "the live music capital of the world" through to the 21st century technologists we are home to today.

Change is good. But we must direct that change into something that is authentic. Something of Austin, not just in Austin. Change for change sake is childish... and change for convenience sake is even worse: it threatens the essence of the Austin ethic that is the wellspring for each renewal.

The house at 2002 Scenic Drive is a great example of that weird, wonderful Austin ethic. It may be one of only a handful of remaining properties with this aesthetic. In fact, Scenic Drive itself is an Austin icon... and on Scenic there's only one other house that achieves the result of the house at 2002 Scenic — and it's The Rock House, right next door. (It also has a colorful history... no doubt when Robert Redford was coming to play at his grandparents' Rock House in those 1950's summers he played with friends next door!)

I won't speak much about the specific architectural and design elements that can never be recreated except to say: why would we destroy these last of a kind works when there is no need? The exterior easily displays its uniqueness. But inside is where the magic truly happens. There are literally dozens of one-of-a-kind design elements that would be destroyed forever, if we allowed a total demolition. If you question their value, then go to the property to see them yourself!

While we want growth, we surely don't want indiscriminate and undifferentiated mansions that inspire nothing more than calculations of price per square foot and "oh my gosh what a view."

If you buy a property with this beauty, history and landmark location I would hope you pay homage to it, restoring and renovating it into a modern expression of itself. I hope the house at 2002 Scenic is restored and renovated into a new architectural masterpiece that will inspire citizens 100 years from today to fight for it, as we fight for this 100 year old masterpiece.

I strongly urge the City to reject the complete demolition of 2002 Scenic Drive. I also urge the City to approve any limited demolition only with simultaneous approval of the new home to be built, so that the essence of the property can be assured, prior to the demo of the old one.

Sincerely yours,

/s/ Phil Gilbert

cc: Mayor Pro-Tem Alison Alter

Allen, Amber

From: Collins, Kimberly
Sent: Thursday, August 4, 2022 2:01 PM
To: Allen, Amber
Subject: FW: C14H-2002-0099

Kimberly B. Collins
Senior Planner-Historic Preservation Office Department of Housing and Planning
512.974.1801 | kimberly.collins@austintexas.gov
Pronouns: she/her/hers
Historic Preservation | AustinTexas.gov

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-----Original Message-----

From: TWT [REDACTED]
Sent: Thursday, August 4, 2022 12:43 PM
To: Collins, Kimberly <Kimberly.Collins@austintexas.gov>
Subject: C14H-2002-0099

*** External Email - Exercise Caution ***

Dear Kimberly,

My husband and I mailed the forms stating our support of rezoning 2002 Scenic. However, in case the mail doesn't arrive by the deadline, we would like to state it here also.

Thank you,

Tracy and Jay Thomas

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Allen, Amber

From: Collins, Kimberly
Sent: Thursday, August 4, 2022 2:03 PM
To: Allen, Amber
Subject: FW: Scenic Drive (Case # C14H-2022-0099)



Kimberly B. Collins
Senior Planner-Historic Preservation Office
Department of Housing and Planning
512.974.1801 | kimberly.collins@austintexas.gov
Pronouns: she/her/hers
[Historic Preservation](#) | [AustinTexas.gov](#)

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From: Collins, Kimberly
Sent: Thursday, August 4, 2022 11:13 AM
To: Rivera, Andrew <Andrew.Rivera@austintexas.gov>
Subject: FW: Scenic Drive (Case # C14H-2022-0099)

On Thu, Aug 4, 2022 at 8:54 AM gari wier [REDACTED] wrote:

Use your power to leave 2022 scenic drive at its original place... it's what makes my city of 68 years a desirable place.

It is admired greatly and once it's gone history will be demolished.

Sincerely
GARi WIER

Sent from my iPhone

icious and/or phishing email, please forward this email to cybersecurity@austintexas.gov.

Allen, Amber

From: Collins, Kimberly
Sent: Thursday, August 4, 2022 2:04 PM
To: Allen, Amber
Subject: FW: 2002 Scenic Drive



Kimberly B. Collins
Senior Planner-Historic Preservation Office
Department of Housing and Planning
512.974.1801 | kimberly.collins@austintexas.gov
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From: Collins, Kimberly
Sent: Wednesday, August 3, 2022 4:17 PM
To: Rivera, Andrew <Andrew.Rivera@austintexas.gov>
Subject: FW: 2002 Scenic Drive



Kimberly B. Collins
Senior Planner-Historic Preservation Office
Department of Housing and Planning
512.974.1801 | kimberly.collins@austintexas.gov
Pronouns: she/her/hers
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From: Steve Luning [REDACTED]
Sent: Tuesday, August 2, 2022 6:27 PM
To: Collins, Kimberly <Kimberly.Collins@austintexas.gov>
Subject: 2002 Scenic Drive

*** External Email - Exercise Caution ***

Dear Ms. Collins, \$

I am writing to you regarding 2002 Scenic Drive (Case # C14H-2022-0099). **I urge you to support the unanimous recommendation of the Historic Landmark Commission to change the zoning to SF-3-NP-H.** \$

I live across the street from 2002 Scenic Drive and have owned my house since 2006 and, through the years, I have appreciated the uniqueness of the house inside and out. The view from my house, and from the street, provides glimpses of the lake and a view of Tarrytowns history. It is significant that 2002 Scenic Drive was and is the anchor point for the immediate neighborhood. If this property is not protected, it's likely to be replaced by multiple large houses to maximize the value of the owner's investment.

Please support the Historic Landmark Commission's unanimous recommendation and help preserve the character of my neighborhood.

Steve Luning
2005 Scenic Dr, Austin, TX 78703

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Allen, Amber

From: Collins, Kimberly
Sent: Thursday, August 4, 2022 2:04 PM
To: Allen, Amber
Subject: FW: 2002 Scenic Drive (Case # C14H-2022-0099)



Kimberly B. Collins
Senior Planner-Historic Preservation Office
Department of Housing and Planning
512.974.1801 | kimberly.collins@austintexas.gov
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From: Collins, Kimberly
Sent: Wednesday, August 3, 2022 3:42 PM
To: Rivera, Andrew <Andrew.Rivera@austintexas.gov>
Subject: FW: 2002 Scenic Drive (Case # C14H-2022-0099)



Kimberly B. Collins
Senior Planner-Historic Preservation Office
Department of Housing and Planning
512.974.1801 | kimberly.collins@austintexas.gov
Pronouns: she/her/hers
[Historic Preservation](#) | [AustinTexas.gov](#)

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From: Laura Des Enfants <[REDACTED]>
Sent: Wednesday, August 3, 2022 10:57 AM
To: Collins, Kimberly <Kimberly.Collins@austintexas.gov>
Subject: 2002 Scenic Drive (Case # C14H-2022-0099)

*** External Email - Exercise Caution ***

Dear Kimberly,

As the city of Austin grows we are undergoing many changes—mostly good ones. That said it is important during this growth spurt to preserve our architectural history in all neighborhoods to ensure we don't end up with a neighborhood like Penn Station in NYC.

I am writing specifically about 2002 Scenic Drive (Case # C14H-2022-0099). I really want you to support the unanimous recommendation of the Historic Landmark Commission to change the zoning to SF-3-NP-H.

I have lived within two blocks of the 2002 Scenic Drive since 2013. If this property is not protected, it's likely to be replaced by multiple large houses to maximize the value of the owner's investment. While that may be good for the property owner it's not good for this neighborhood nor for the preservation and architectural history of Austin.

Please support the Historic Landmark Commission's unanimous recommendation and help preserve the character of my neighborhood.

Best,

Laura Des Enfants
3706 Stevenson Avenue
Austin, Texas

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Allen, Amber

From: Collins, Kimberly
Sent: Thursday, August 4, 2022 2:04 PM
To: Allen, Amber
Subject: FW: 2002 Scenic Drive (Case # C14H-2022-0099)-public comment



Kimberly B. Collins
Senior Planner-Historic Preservation Office
Department of Housing and Planning
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From: Collins, Kimberly
Sent: Wednesday, August 3, 2022 3:34 PM
To: Rivera, Andrew <Andrew.Rivera@austintexas.gov>
Subject: FW: 2002 Scenic Drive (Case # C14H-2022-0099)-public comment

FYI



Kimberly B. Collins
Senior Planner-Historic Preservation Office
Department of Housing and Planning
512.974.1801 | kimberly.collins@austintexas.gov
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From: Lisa Gilbert <[REDACTED]>
Sent: Wednesday, August 3, 2022 3:01 PM
To: Collins, Kimberly <Kimberly.Collins@austintexas.gov>
Subject: 2002 Scenic Drive (Case # C14H-2022-0099)

*** External Email - Exercise Caution ***

Dear Kimberly,

I am writing you regarding 2002 Scenic Drive (Case # C14H-2022-0099). I support the Historic Planning Commissions unanimous recommendation to make this home a historic landmark. I am a neighbor, and my home was originally a fishing cabin built about the same time as this house. The corner of Scenic Drive and Stevenson Avenue has six of these old fishing cabins/stone houses remaining. Most have been modified like this home, but all have keep a portion of the stone cabins intact. If the previous family, who owned this property for 50 plus years had applied for Historic Landmark Status they surely would have received it with no questions asked.

I understand why the new owners purchased the property, it has a beautiful view. But, the unique stone carvings both inside and out are truly special along with two interesting buildings could make this property one of the first "keep Austin Weird" houses. This house helps to keep our neighborhood feel like old Austin. And another large modern house will only scream we have money, while the entire community will lose a bit of Austin's history and character. I ask that you support the Historic Planning Commissions recommendation and help preserve the character of my neighborhood.

Thank you.

Lisa Gilbert
3805 Stevenson Avenue
Austin, Texas 78703



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PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and will be published online.

Case Number: C14H-2022-0099
 Contact: Kimberly Collins, (512) 978-1801
 Public Hearing: Aug 09, 2022, Planning Commission

Marcia Evers

Your Name (please print)

2200 Redwood Trail 78703

Your address(es) affected by this application (optional)

Marcia Evers

Signature

30 July 2022

Date

Daytime Telephone (optional): 512-1663-8096

Comments:

I am in favor
 I object

If you use this form to comment, it may be returned to:
 City of Austin, Housing & Planning Department

Kimberly Collins

P. O. Box 1088, Austin, TX 78767

Or email to:

Kimberly.Collins@austintexas.gov

Allen, Amber

From: Collins, Kimberly
Sent: Thursday, August 4, 2022 2:05 PM
To: Allen, Amber
Subject: FW: 2002 Scenic Drive (Case # C14H-2022-0099)



Kimberly B. Collins
Senior Planner-Historic Preservation Office
Department of Housing and Planning
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From: Collins, Kimberly
Sent: Tuesday, August 2, 2022 10:05 AM
To: Rivera, Andrew <Andrew.Rivera@austintexas.gov>
Subject: FW: 2002 Scenic Drive (Case # C14H-2022-0099)

From: John Falvey [REDACTED]
Sent: Monday, August 1, 2022 2:18 PM
To: Collins, Kimberly <Kimberly.Collins@austintexas.gov>
Subject: 2002 Scenic Drive (Case # C14H-2022-0099)

*** External Email - Exercise Caution ***

Dear Ms. Collins, the letter below was emailed to Planning Commissioners yesterday.
Sincerely,
John Falvey

I am writing to you regarding 2002 Scenic Drive (Case # C14H-2022-0099). I urge you to support the unanimous recommendation of the Historic Landmark Commission to change the zoning to SF-3-NP-H.

I have lived within two blocks of the 2002 Scenic Drive since 1991. Throughout this period I have appreciated looking at the buildings and grounds of this unique property. The view from the street with glimpses of the lake conjures the old, tranquil Austin and anchors the immediate neighborhood. If this property is not protected, it's likely to be replaced by multiple large houses to maximize the value of the owner's investment.

Please support the Historic Landmark Commission's unanimous recommendation and help preserve the character of my neighborhood.

Thank You,
John Falvey

Sent from my iPad

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Dear Ms. Collins,

I am writing to you regarding 2002 Scenic Drive (Case # C14H-2022-0099). I urge you to support the unanimous recommendation of the Historic Landmark Commission to change the zoning to SF-3-NP-H.

I have lived within two blocks of the 2002 Scenic Drive since 2001. Throughout this time, our family has marveled at this unique property and always wondered who owned and built it. The view from the street, with Lake Austin in the background, is reminiscent the old, tranquil Austin and is one of the few remnants of some of the unique remaining architecture in the neighborhood. It would be unfortunate if this property is not protected. The likelihood it will to be replaced by a single McMansion or multiple large houses to maximize the value of the owner's investment would be tragic and disruptive to the neighborhood for years to come.

Please support the Historic Landmark Commission's unanimous recommendation and help preserve the character of my neighborhood.

Thank you for your consideration in saving this amazing property.

Mark and Stefanie Hernandez
3710 Gilbert Street

August 4, 2022

To Whom It May Concern:

I am writing to you regarding 2002 Scenic Drive (Case# C14H-2022-0099)

I urge you to support the unanimous recommendation of the Historic Landmark Commission to change the zoning to SF-3-NP-H.

I have lived in a neighborhood adjacent to this property for over 18 years. I walk often and have enjoyed the presence of this lovely property on numerous occasions. The view from the street with glimpses of the lake call to mind the spirit of the heart of old Austin and its tranquil scenes. If this property is not protected, it is, in all probability, doomed to be replaced by soulless multiple large houses to maximize the value of the owner's investment.

Please support the Historic Landmark Commission's unanimous recommendation and help preserve the character of this unique place.

Respectfully,

A solid black rectangular redaction box covering the signature area.

