

ZONING CHANGE REVIEW SHEET

HLC DATE: July 6, 2022

PC DATE: August 9, August 23, September 27, 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: August 9, 2022- Postponed to August 23, 2022 per Planning Commission request. August 23, 2022-Postponed to September 27, 2022 per Neighborhood Association request.

CITY COUNCIL DATE: TBD

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'

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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)