From: Leah Bojo

To: Contreras, Kalan; McKnight, Kim
Cc: Temaria Davis; Harden, Joi
Subject: Knox zoning @ ZAP

**Date:** Friday, January 17, 2025 1:10:48 PM

# External Email - Exercise Caution

Hi Kalan and Kim,

I just want to let you know what I sent to commissioners – I'll also keep you posted as far as any feedback I receive. Hope you enjoy your long weekend!

Hello Commissioner,

I am representing item 2 on your Tuesday evening agenda. This is an historic rezoning, initiated by the Historic Landmark Commission, that the owner is opposed to. There is no question that this site was home to the Knox family and the Running Rope Day Camp for Boys for approximately 10 years in the 1950s. Originally, this rezoning was to be initiated for the entire site, including the primary home. In researching the site and working with historic architect and expert Donna Carter we determined that the home does not have historic integrity and, in fact, most of the renovations that occurred in the early 1990s stripped it entirely its historic integrity. At that meeting on November 6<sup>th</sup>, the HLC initiated historic zoning not for the home but instead only for the small 'tail' of the parcel that runs from the future houses to the Chimney Corners. Our concern with this rezoning is area historic are as follows:

- It is not necessary for protection the Commissioners themselves acknowledged that this a 'belt and suspenders' approach and that this area is already protected by a series of environmental regulations.
- It would likely cause conflicts with restoration of the environmental features located in this portion of the site.
- We have already committed to honor the historic legacy of the site by
  - documenting the property's existing conditions and providing to historic archives for record keeping purposes;
  - relocating the tack shed and log structure to protect with historic landscape features in environmental protection area;
  - providing a historical marker and/or kiosk explaining the site's history and evolutions over time;
  - creating a trailhead and a walking path connecting Knox Lane to Chimney Corners and passing the spring; and
  - being aware and performing shovel tests to help assess the archeological potential before construction begins.

In discussions with neighbors, I have heard many concerns about the future subdivision and not a lot about the merits of the historic rezoning. Since we are in disagreement with staff, this will be a discussion case. If there are any questions I can answer in advance or information you'd like to discuss before the hearing, I would love to discuss it with you. Please let me know when you are available. I hope to have your vote against historic zoning for this site. Thank you so much!

Leah M. Bojo, AICP, Director of Land Use & Entitlements
2705 Bee Caves Road, Suite 100, Austin, TX 78746

Drenner Group, PC | 512-665-1570 cell | www.drennergroup.com

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For any additional questions or concerns, contact CSIRT at "cybersecurity@austintexas.gov".



# 7304 KNOX LANE

Carter Design Associates (CDA) was retained to review existing research and the residential structure located at 7404 Knox Lane, Austin, Texas. The review was to determine whether the structure met the criteria for historic zoning by the City of Austin. On September 19<sup>th</sup>, 2024 CDA met on site with the Owner to assess the historic merits of the primary residence and if the criteria were met was there an intact historic structure that could be relocated onsite. The residential structure consists of multiple additions and modifications made by the Knox family throughout their lifetime and ownership of the property.

All findings and hypotheses are based on visual observation and research limited to mapping, photographs (contemporary and historic) and written accounts. The original intent of CDA's review concerned the historic criteria and how, if at all, the structure met the stated criteria. The history of the property suggested that the building had been modified, and there might be an "original" historic building that would better meet the criteria. Our work was to uncover this historic structure and determine how it could be relocated on the site.

# **Findings**

The site visit forced a revision of the working hypotheses

- 1. The residence had been radically modified over time and what appeared to the historic features were actually constructed with replica materials.
- 2. The site/land is just as important as the residential structure
- 3. The outbuildings better tell the story of the Knox family, based on historic accounts.

Today, the residence is a L-shaped plan with a two-story portion to the East; a curved, wrap around covered porch to the Southeast; enclosed shed-roofed porch to the West; and an early one-room addition to the South. Most of the exterior finishes such as the roof, board and batten siding, doors, windows, screens, siding, shutters and trim are modern construction and/or replacements. The finishes do not reflect an historic photo (See Photo X -) which appears to be the South façade of the residence, nor is there any of the (olive-green) stucco mentioned on page 71 of the <u>Austin Originals – Chats with Colorful Characters</u> by Robyn Turner. Many of the interior finishes have been replaced with modern materials chosen for aesthetic reasons by the Owners and intended to reflect an older rustic style. (Exhibit C)

Using historical aerial photos, we can begin to put to piece together the evolution of the residence construction. The 1940, City of Austin aerial photograph shows the L-shaped plan with two perpendicular gable roofs, a rectangular covered porch to the Southeast, a faint shadow of where the fireplace is, and what would be the shed roofed covered porch to the West. In the 1958 aerial photo, we can see a faint outline of the single room addition to the South and a detached structure built to the West of the house. This configuration is visible until the 1984 aerial photograph. This roof line changed in the 1997 aerial photograph, which matches the roof line visible today. (Exhibit A)

Historic photos and building permit records indicate major modifications were made to the residence in the early 90s. A search of Austin's public permits shows several permits were pulled in April of 1990. The permits pulled included mechanical (1990-009682 MP), electrical (1990-009682 EP), water (1990-290755A2W), and waste water (1990-173886 W). These permits coincide with the changes shown between the 1984 and 1997 aerial photos. The East wing of the original L-shaped plan was heavily modified, possibly demolished, to be more than double its original foot print and a second story added. The front porch was replaced with a larger rounded porch. The roof, siding, windows, doors, trim and decorative features reflect this 90s era of construction and replacement. There is little original material or finish left inside or out that reflect the pre-1990 structure.

While the residence consists of an eclectic architectural style, which may be seen as unique and noteworthy, these defining features date to the early 90s and fall outside of the historic criteria. Although some historic materials have been retained, they have not been retained in their original location and have been used based on the Owner's sense of aesthetics and not for historic preservation. Little material remains from the original house that retains its historic context to warrant preserving or relocating.

The outbuildings prove more interesting, especially when viewed in light of the historic accounts of the family's boy's camp and wildlife rescue endeavors. The accessory outbuildings reflect typical utilitarian farm type uses with lean-to shed or simple gabled corrugated metal roofs and metal or board and batten walls. The detached structure and its attached greenhouse just East of the residence is a simple wood framed structure with a flat roof. A small single pen, square hewn, half notch corners, log structure with lean-to sheds on either side of the door sits under a large oak tree just to the Northeast of the residence, likely used for small animals such as chickens. A small wood tack shed set on skids sits to the Northeast of the log structure. Of the structures visible in the 1940s aerial photo, only the log structure, the horse stall shed, the tack shed and an equipment shed remain. Many of the outbuildings built in the 50s to 60s have either been demolished, collapsed, or partially collapsed. (Exhibit B) The Knox Family utilized the property as a farm for animals including horses, a refuge for small animals, and bee keeping as well as a day camp for boys. The outbuildings reflect the nature of these activities. Thus, the house becomes an accessory to the to the primary historic association of the property.

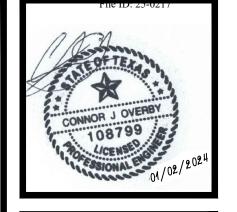
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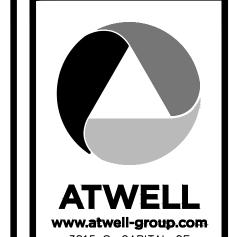
Allow for a full demolition of the primary residence and outbuildings not recommended for relocation.

# CDA's Recommendations:

- The property's existing conditions be documented and provided to historic archives for record keeping purposes.
- Relocate the tack shed and log structure to the East side of the proposed extension of Knox Lane. These would be relocated in the environmental protection area noted on the 2016 site plan.
- Provide a historical marker and/or kiosk explaining the site's history and evolutions over time.
- Utilize this as a trailhead for a walking path connecting Knox Lane to Chimney Corners and passing the spring fed pool made by the Knox Family.
- Be aware there may be archeological findings as construction for infrastructure and future residences is performed. We recommend shovel tests to help assess the archeological potential

# KNOX PRESERVE PRELIMINARY PLAN





TEXAS HIGHWAY, AUSTIN, TX 78704 0:512-904-0505 F: 512-904-0509

PROJECT DATA CITY LIMITS/ETJ: AUSTIN FINAL PLAT NUMBER: N/A RELATED CASES: N/A USAGE: SINGLE FAMILY

FEMA MAP PANEL: 48453C043 OWNER / DEVELOPER 3839 BEE CAVES ROAD, SUITE 2 AUSTIN, TX 78746

DEVELOPER: JIMMY NASSOUR KNOX PRESERVE, LLC

**CONSULTANTS:** 

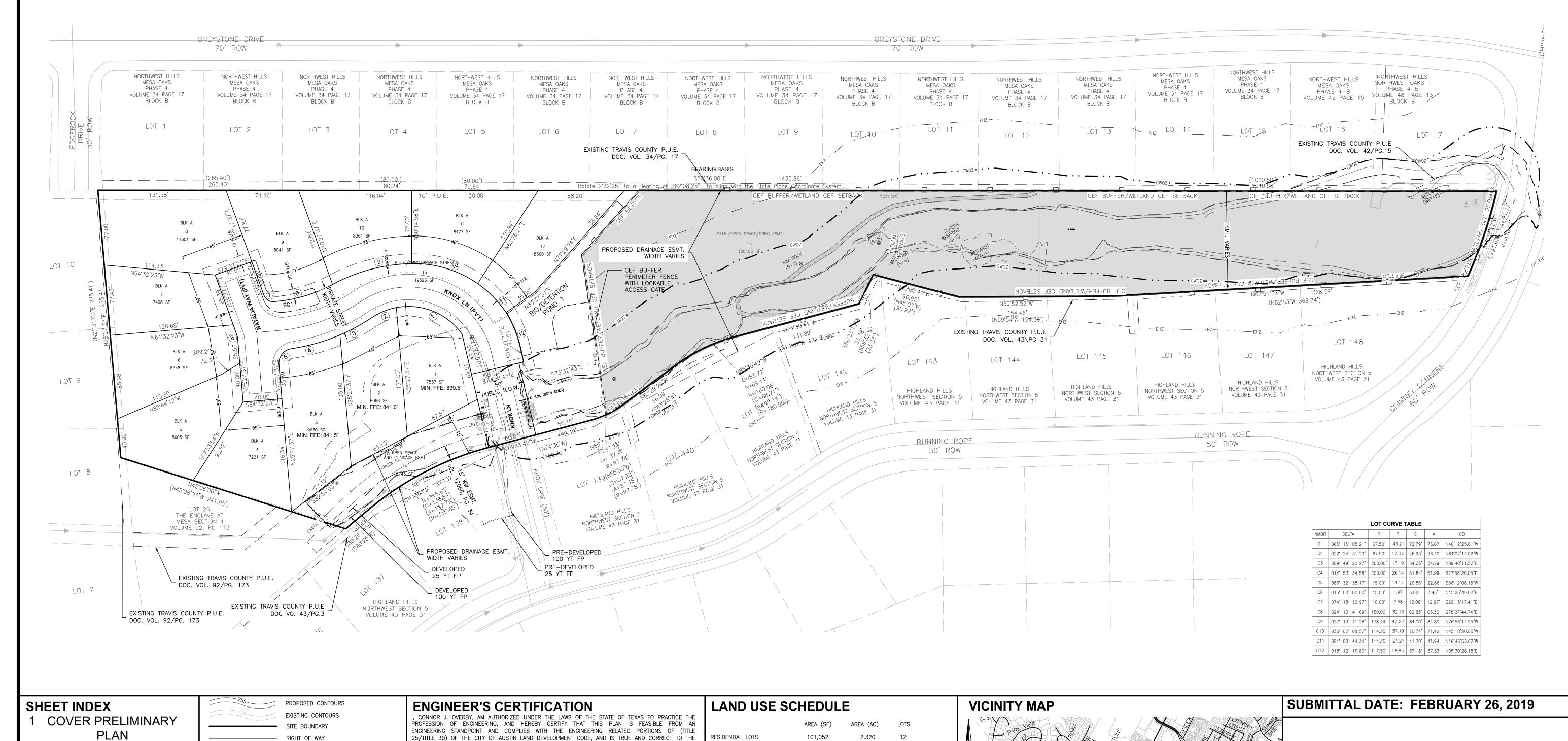
PLOTTED BY: Corinne Van VIi HORIZONTAL SCALE:

**KNOX PRESERVE PRELIMINARY PLAN** 

VERTICAL SCALE:

COVER **PRELIMINARY** 

**PLAN** 



OPEN SPACE

DRAINAGE/OPEN SPACE/P.U.E.

**CHASE EQUITIES, INC.** 

WEST LAKE HIILS, TX 78746

3839 BEE CAVES ROAD, SUITE 200

ACCESS/DRAINAGE/P.U.E

NEW RIGHT-OF-WAY

**OWNER** 

ATWELL, LLC

805 LAS CIMAS PARKWAY,

AUSTIN, TEXAS 78746

PHONE: 512.904.0505

2.757

0.089

5.828

**DEVELOPER** 

JIMMY NASSOUR

KNOX PRESERVE, LLC

12000 SAN ANTONIO

AUSTIN, TX 78701

SURVEYOR:

HOLT CARSON, INC.

AUSTIN, TEXAS 78704

PHONE: 512.442.0990

1904 FORTVIEW RD

120,106

20,231

3,878

253,872

**CONSULTANTS / CONTRACTORS** 

BEST OF MY KNOWLEDGE.

**NOTES** 

HIS PROJECT IS LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.

BY A GEOLOGIST (TEXAS P.G.) OR A GEOLOGIST'S REPRESENTATIVE

THIS PROJECT IS SUBJECT TO THE VOID AND WATER FLOW MITIGATION RULE (COA ECM 1.12.0 AND COA ITEM

NO. 658S OF THE SSM) PROVISION THAT ALL TRENCHING GREATER THAN 5 FEET DEEP MUST BE INSPECTED

ALL ACTIVITIES WITHIN THE CEF AND CEF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN CODE AND

CRITERIA. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE;

FINISHED FLOORS MUST BE AT OR ABOVE THE IDENTIFIED ELEVATION FOR LOTS 1, 2, AND 3

CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED

**GENERAL NOTES** 

NORTH ARROW & SCALE

PROPOSED SIDEWALK

---- DEVELOPED 100 YR FLOOD PLAIN

5.772 ACRES OF ABSTRACT 217, SURVEY 15, G.W. DAVIS, AUSTIN, TRAVIS

0.0326 ACRES OF ABSTRACT 217, SURVEY 15, G.W. DAVIS, AUSTIN,

**LEGAL DESCRIPTION** 

RAVIS COUNTY, TEXAS.

PRE-DEVELOPED 25 YR FLOOD PLAIN

**CITY APPROVAL** 

FILE NUMBER: \_\_\_C8-2023-0233 \_\_\_ APPLICATION DATE: \_October 9,2023

JOSE ROIG, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

ND REQUIRE BUILDING PERMITS OR NOTICE OF CONSTRUCTION (IF A

BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO

PRELIMINARY SUBDIVISION APPROVAL

APPROVED ADMINISTRATIVELY ON:

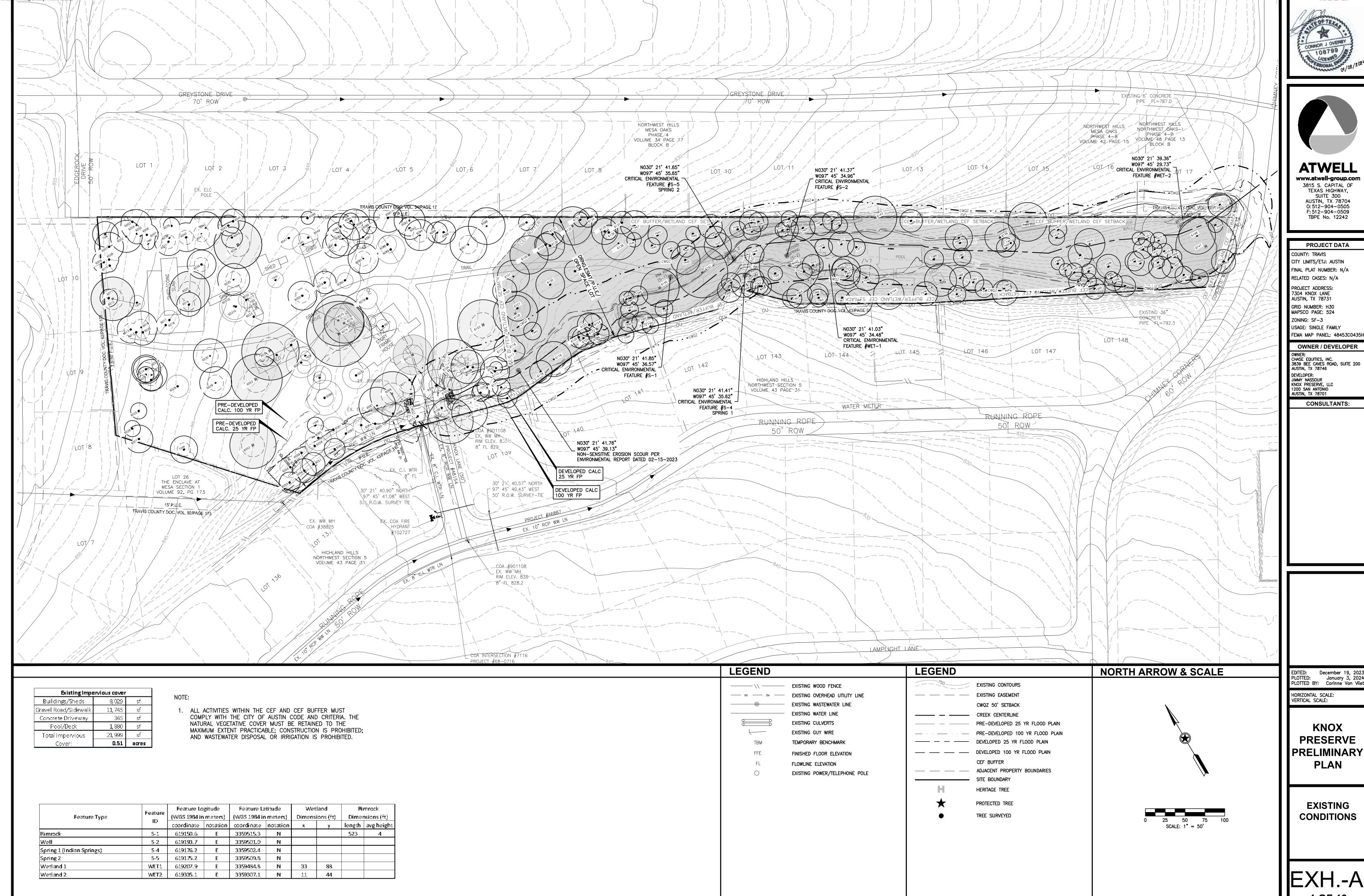
CASE MANAGER: C. ZAVALA

CESAR ZAVALA FOR:

HE EXPIRATION DATE.

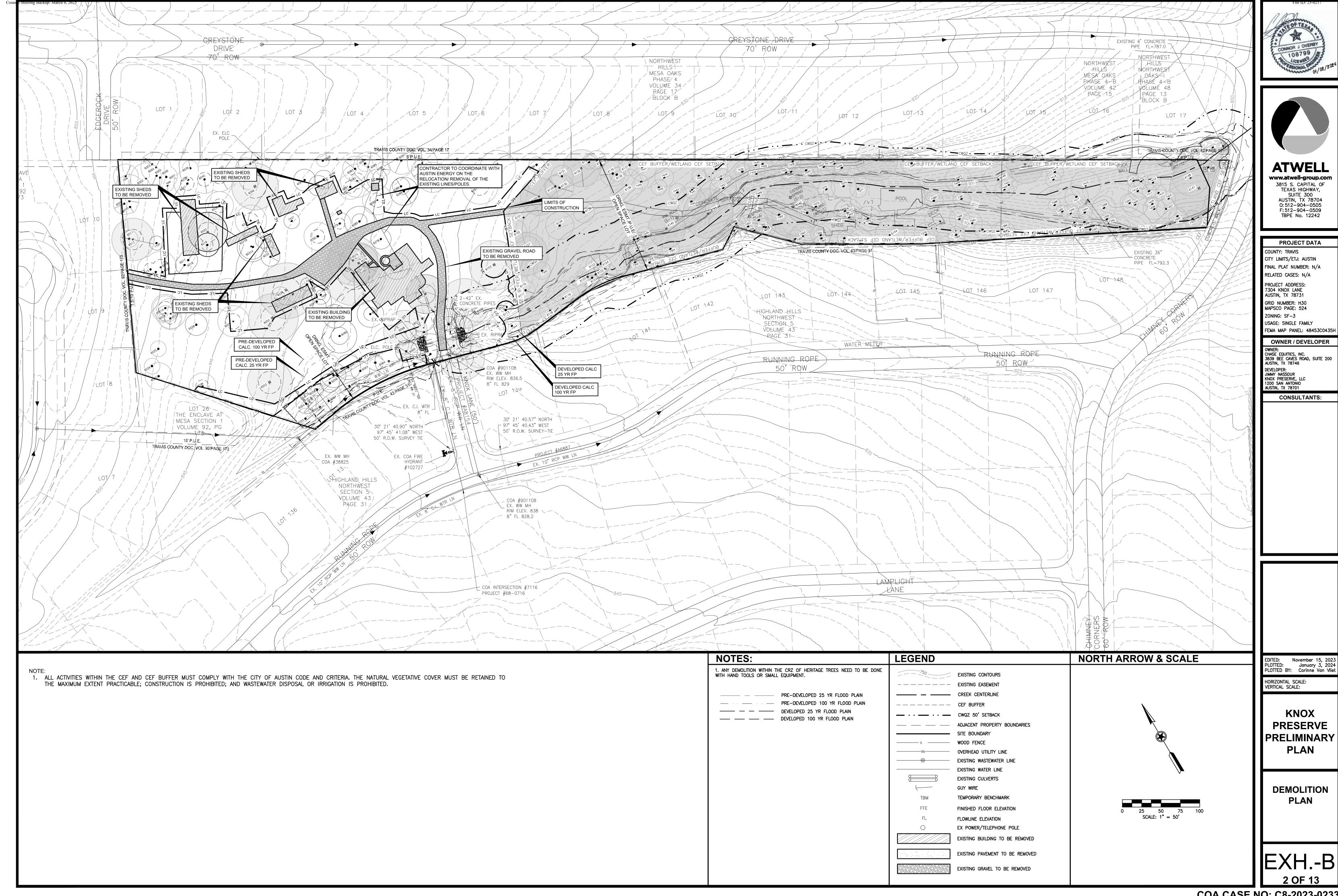
EXPIRATION DATE (LDC 25-4-65)

Sheet \_\_\_1\_\_ Of \_\_\_2\_



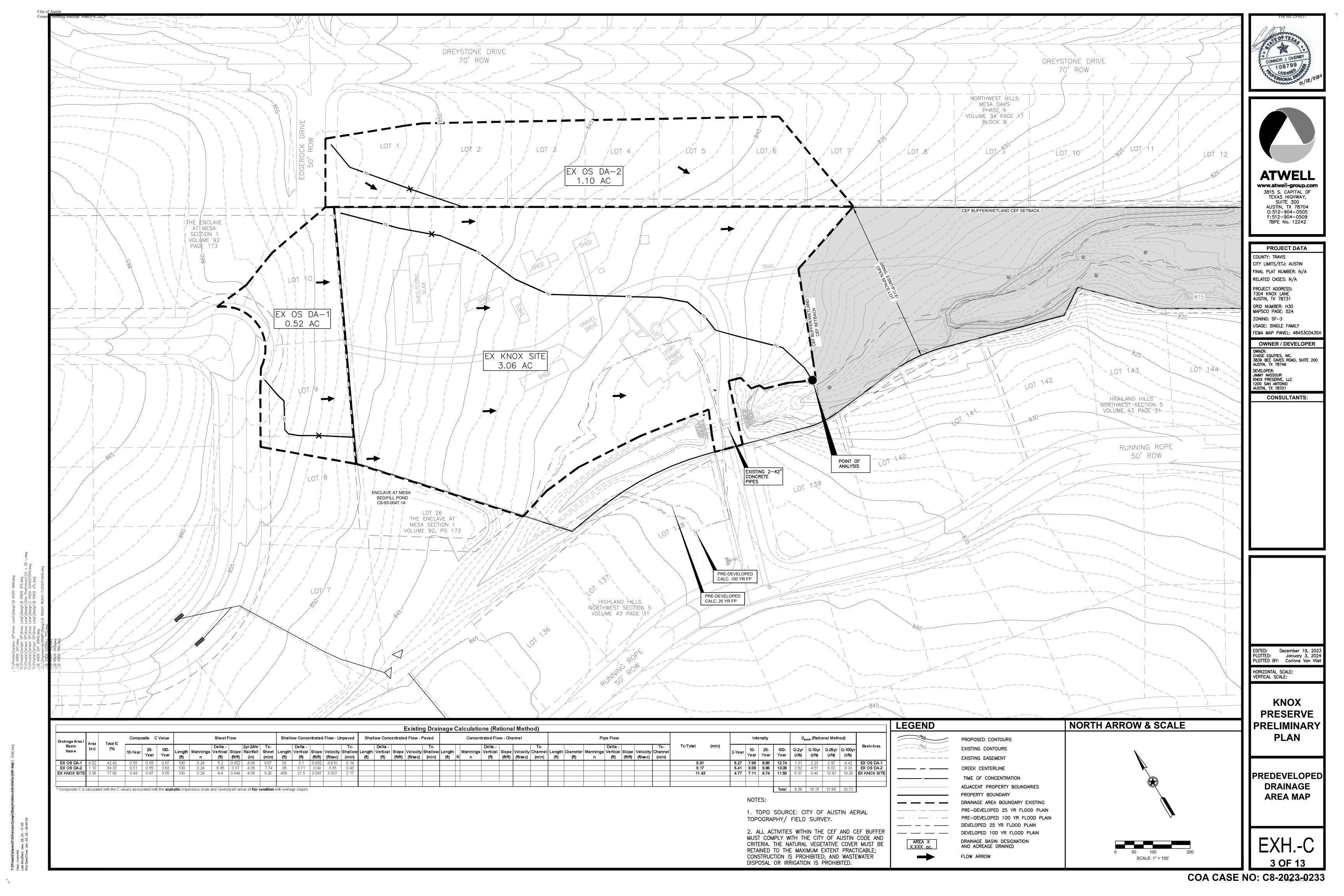
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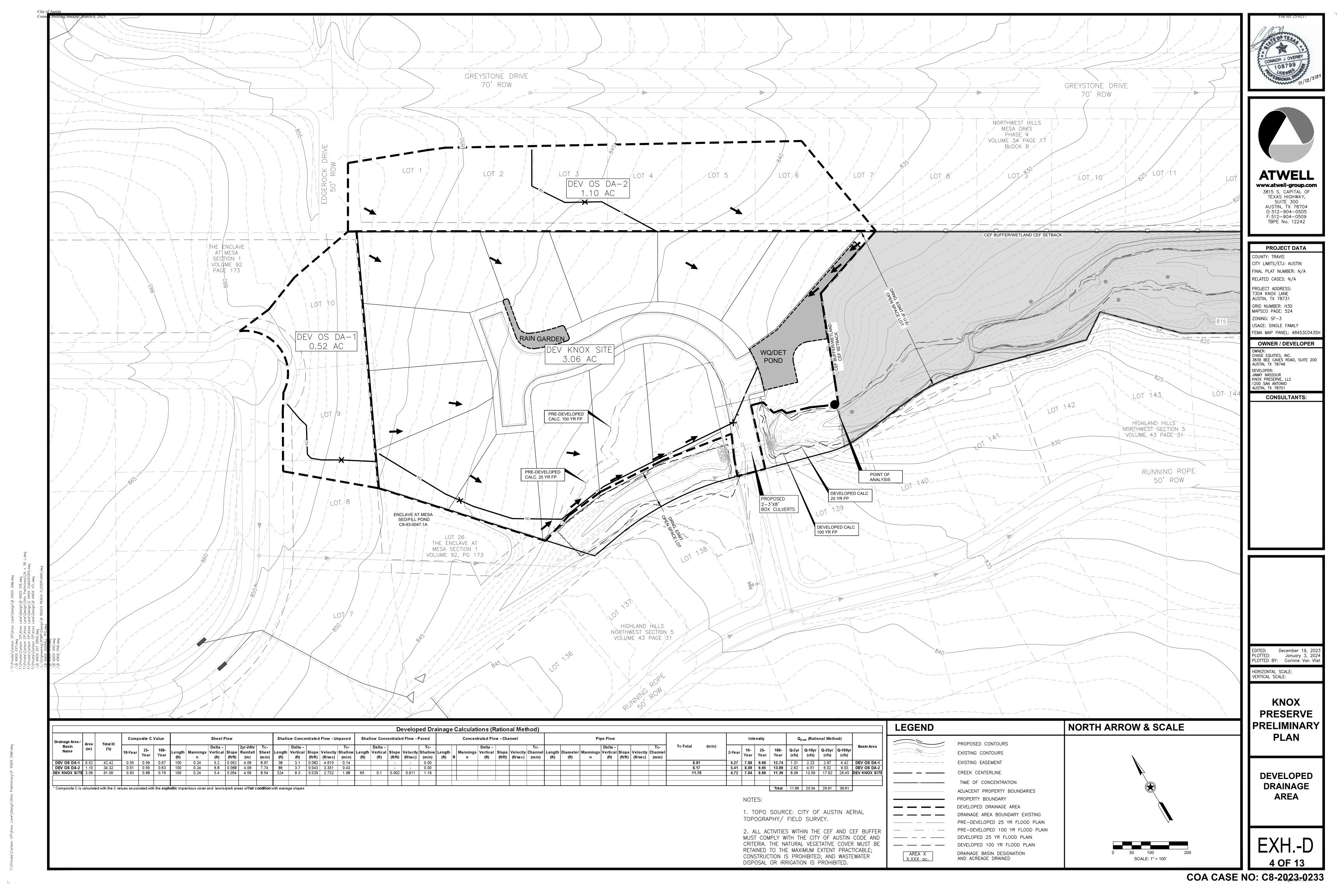
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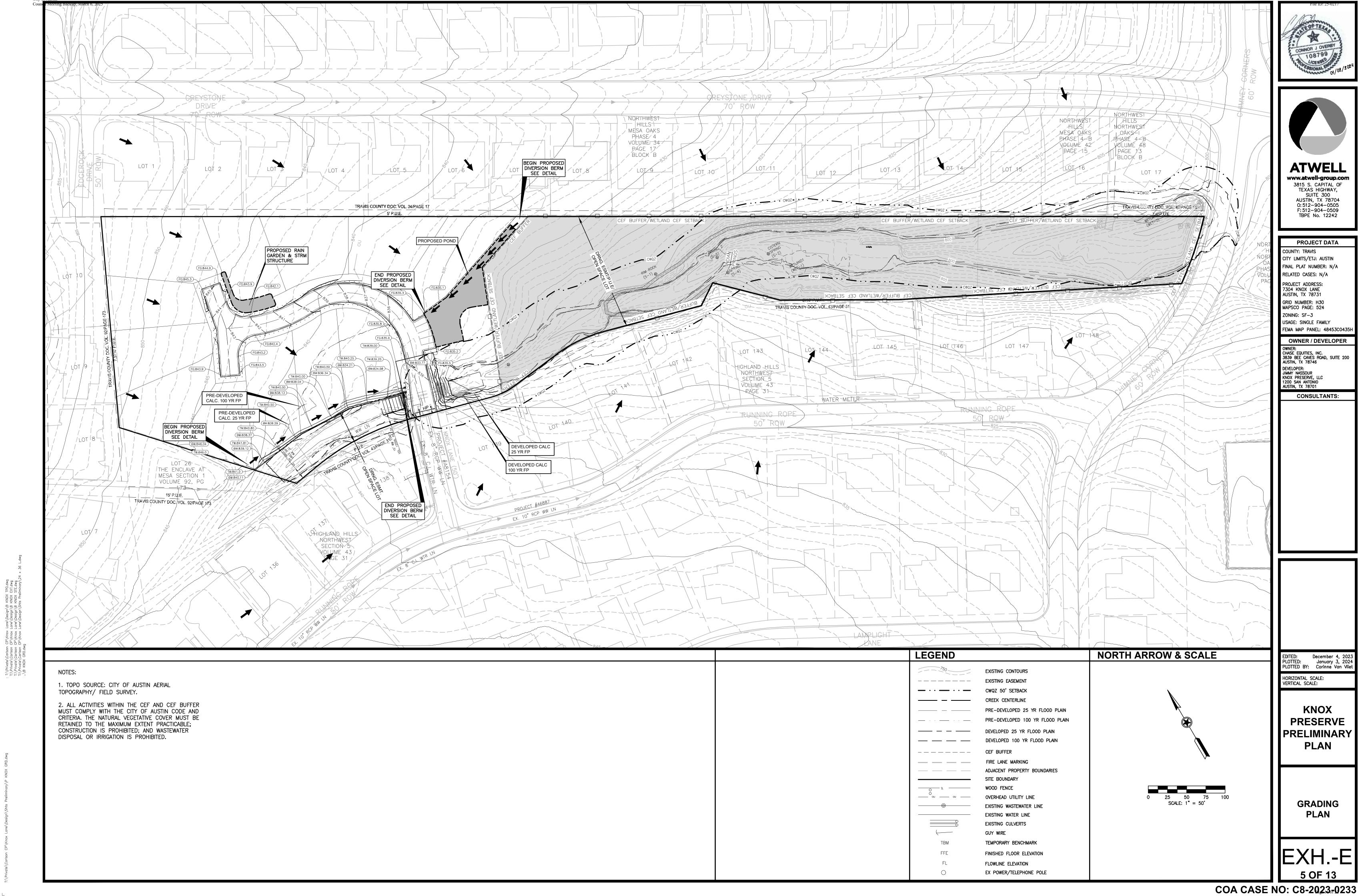


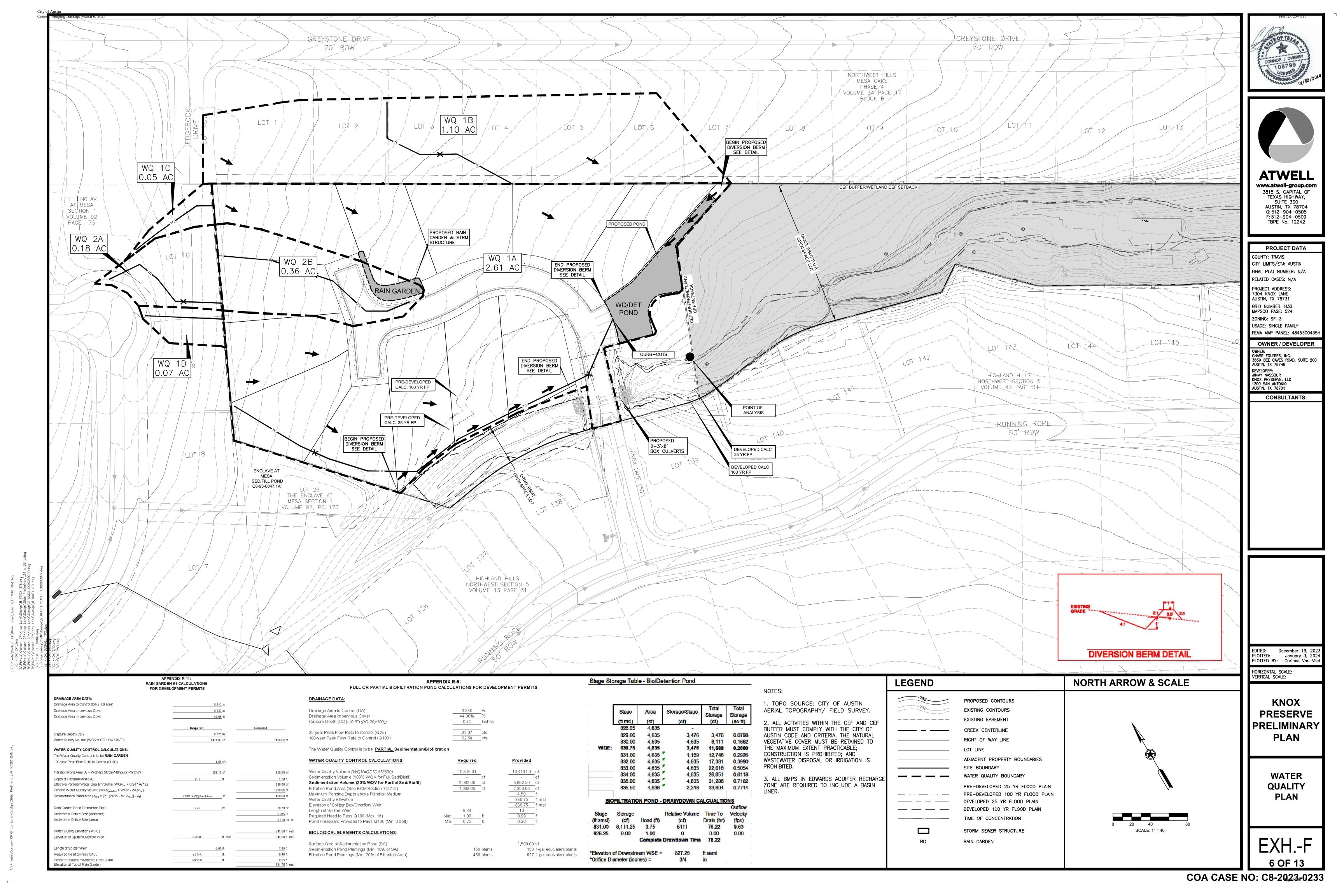
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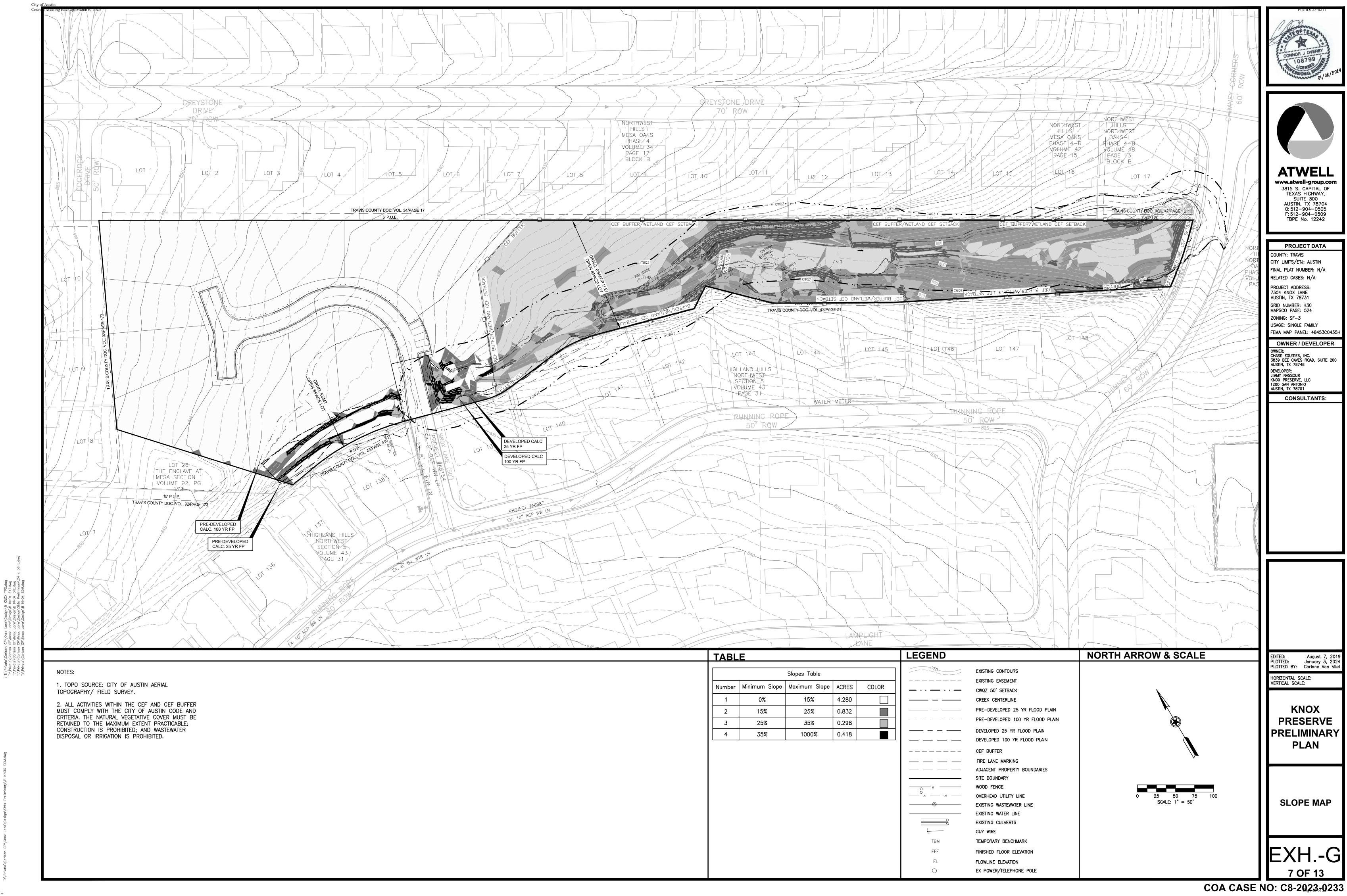
COA CASE NO: C8-2023, 0233

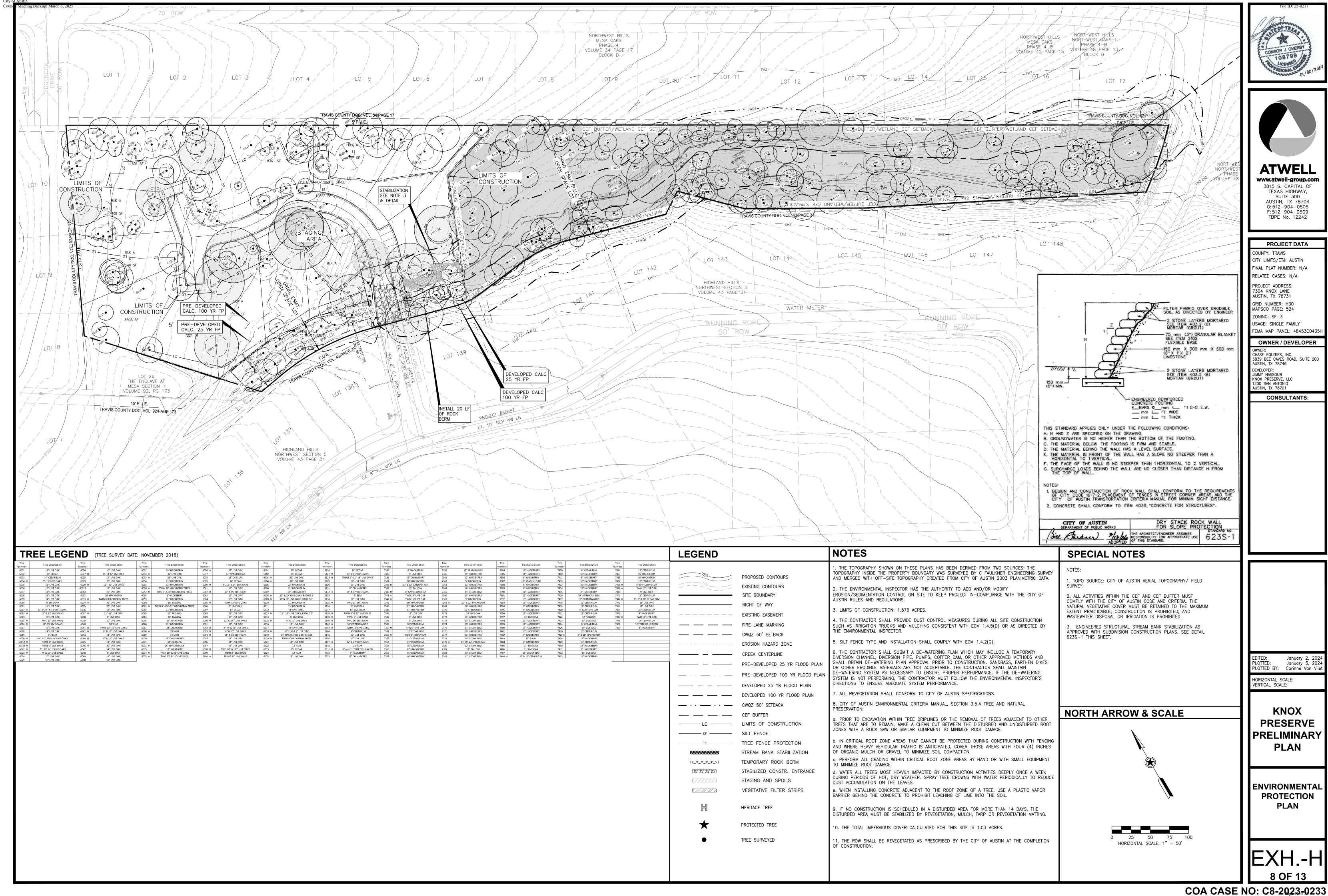


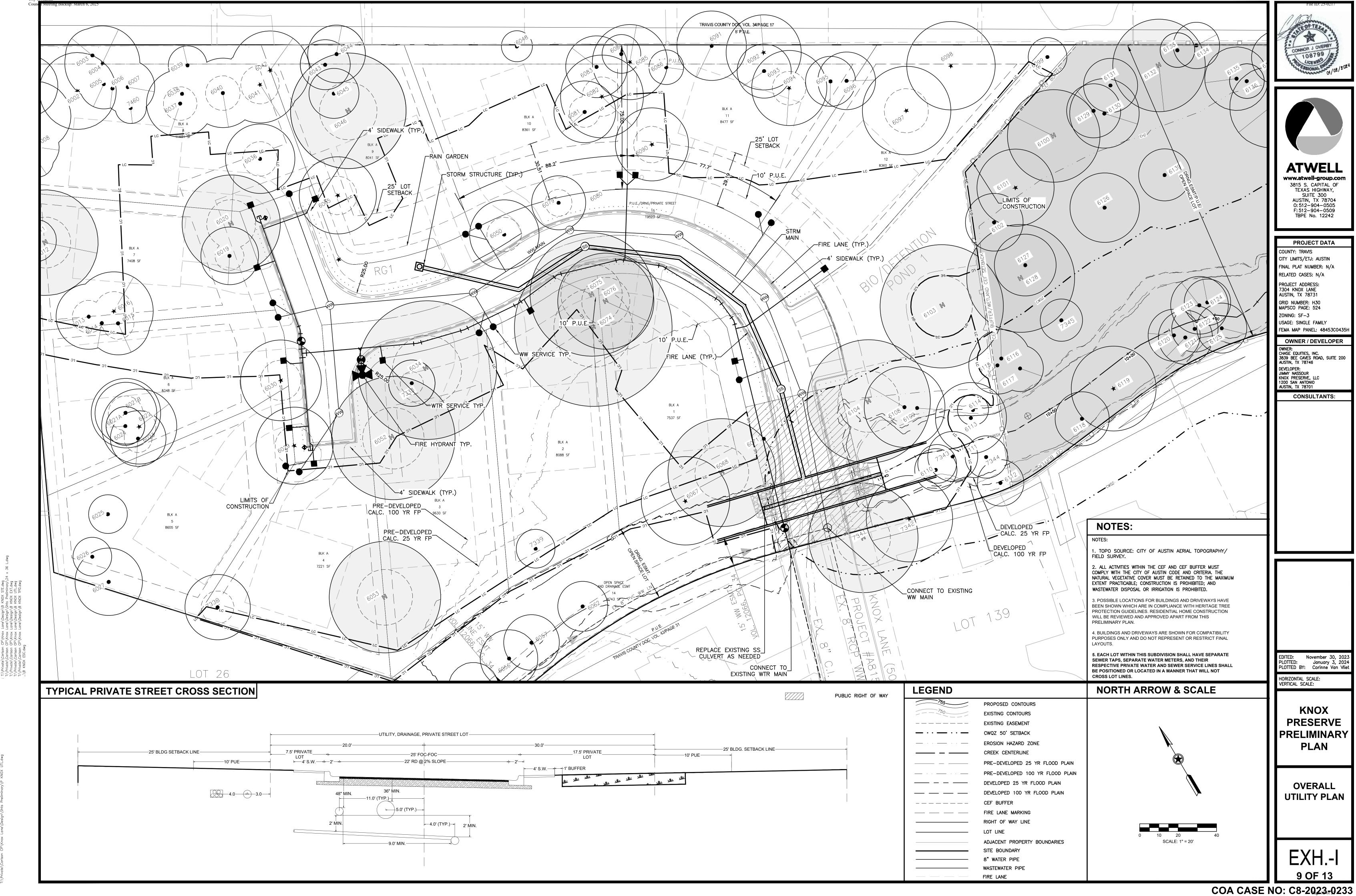


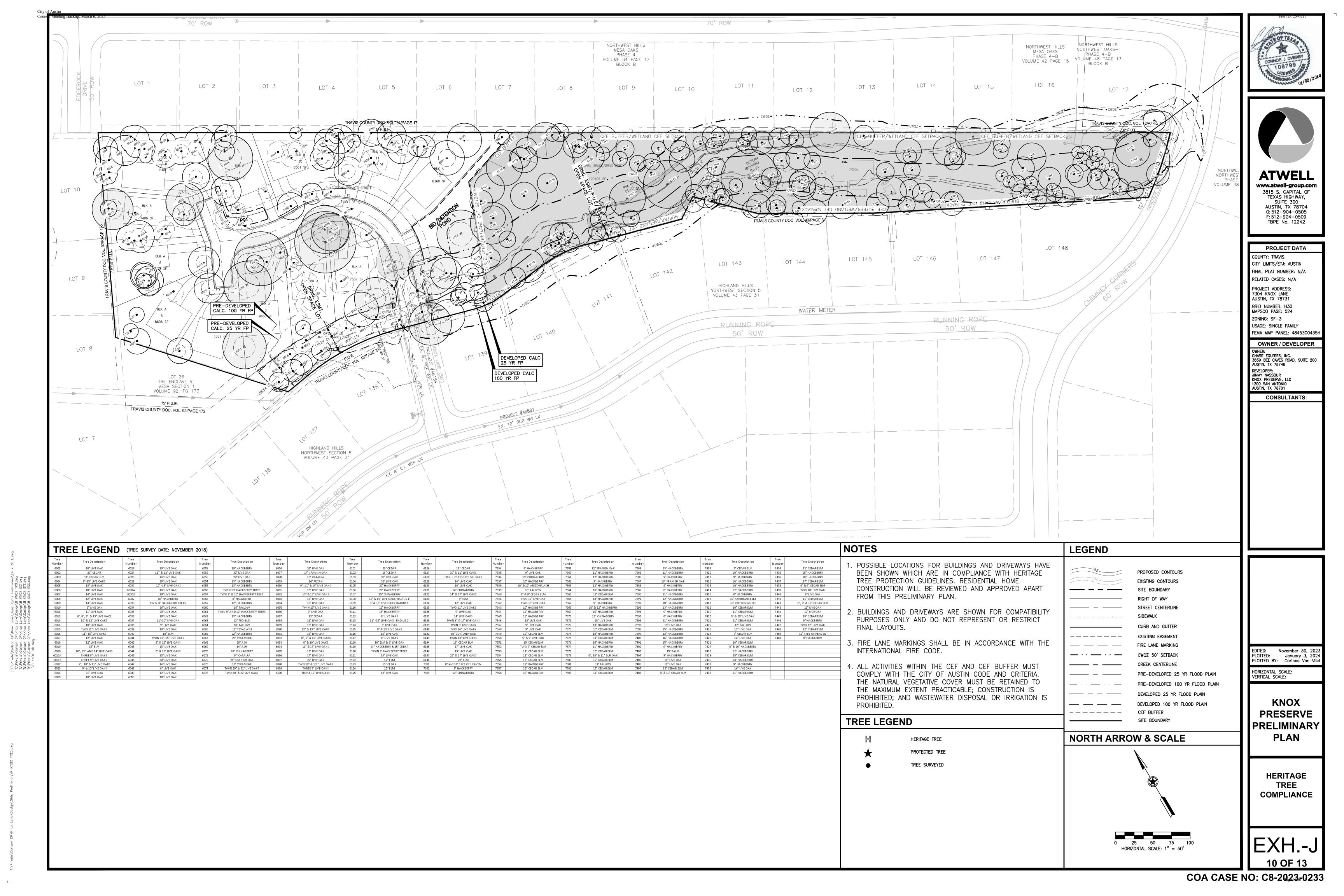


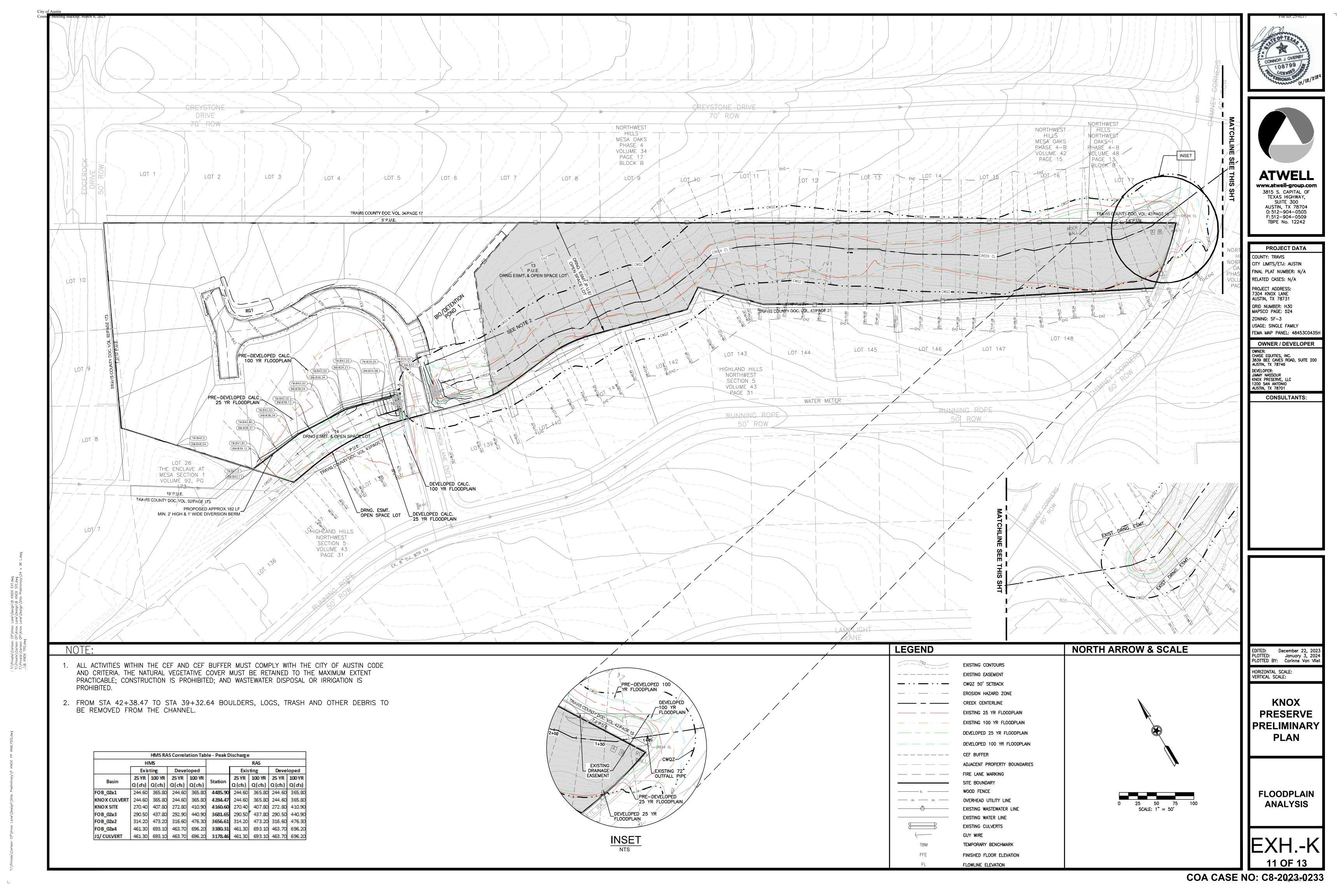


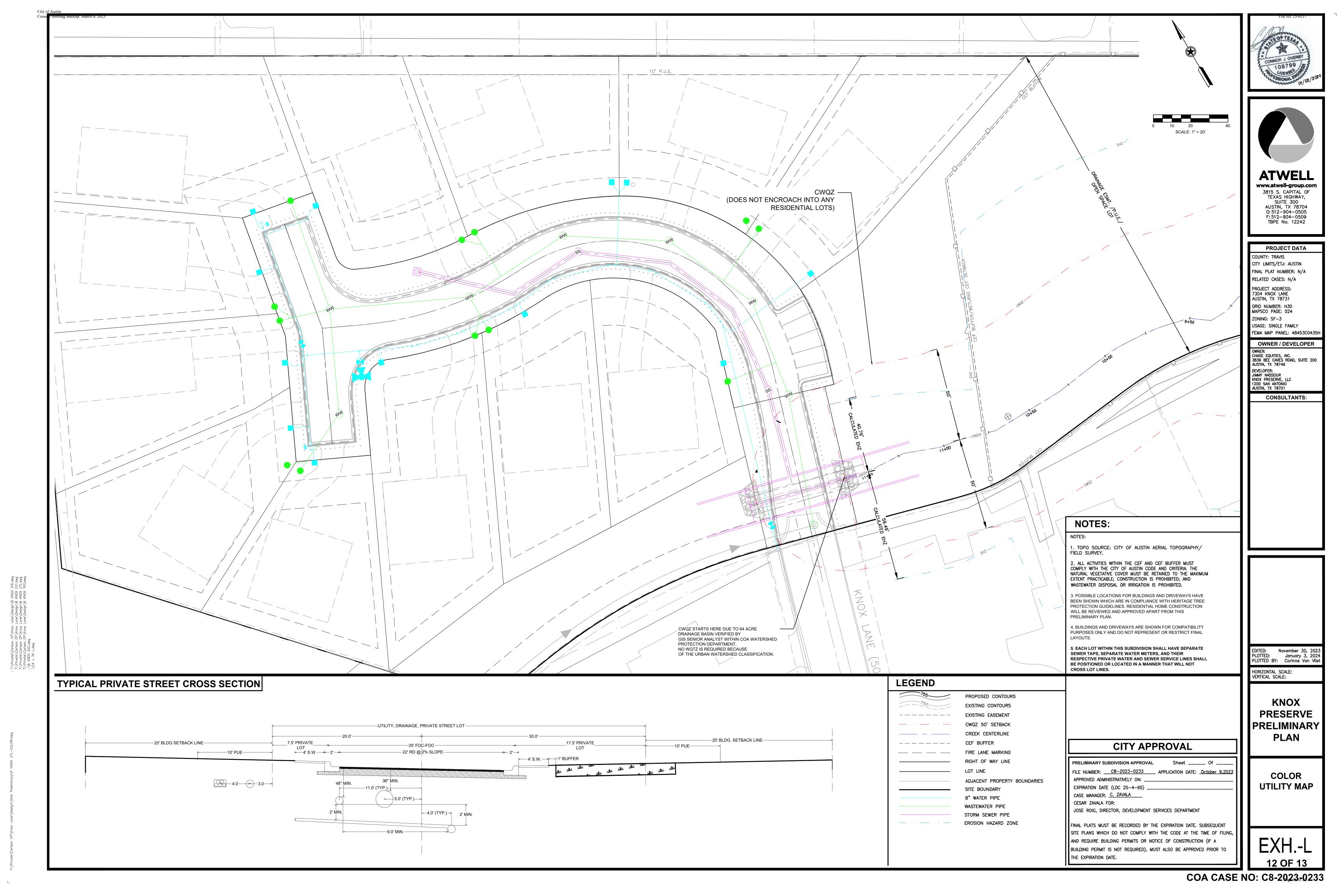


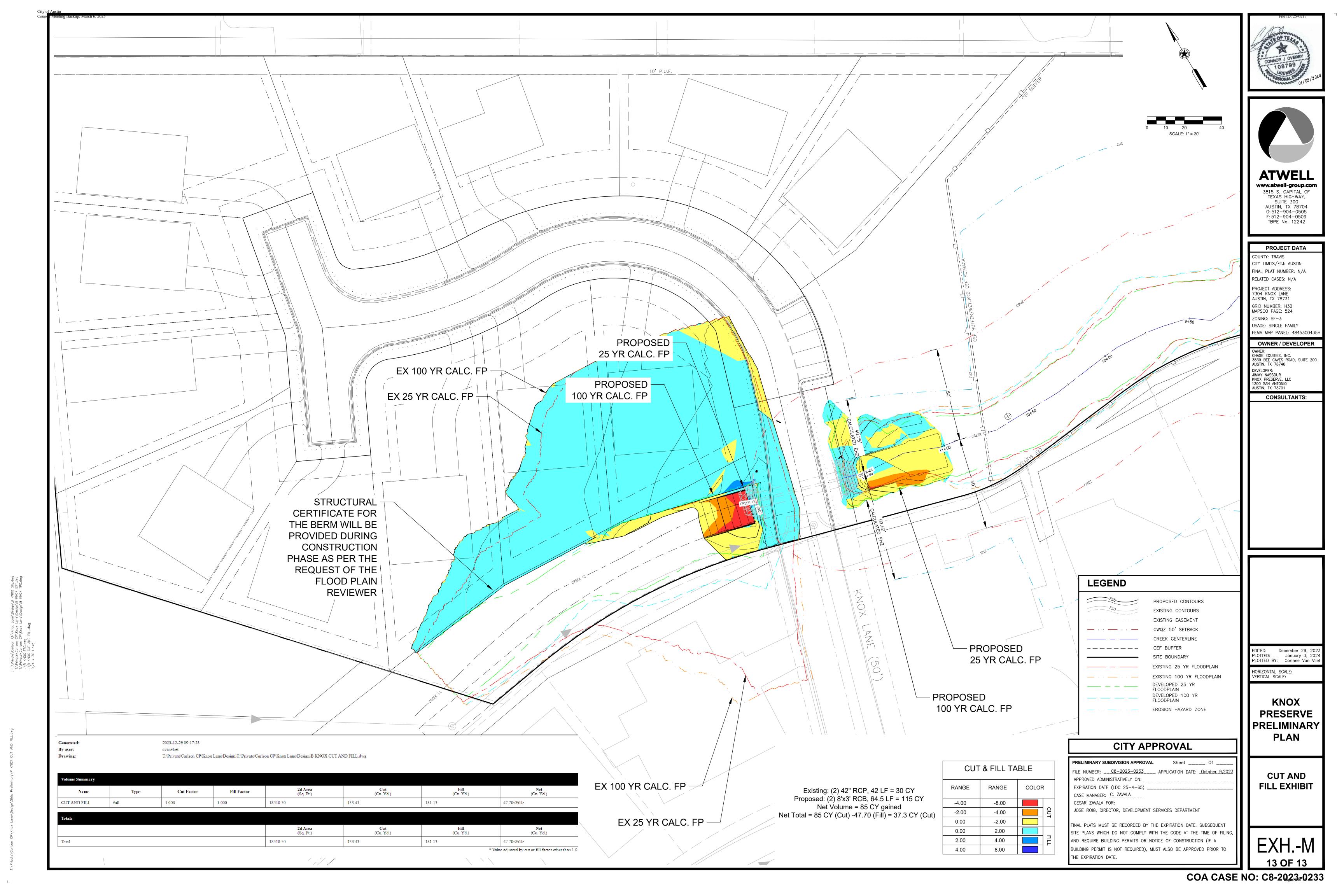














# Property Profile:Report

Permitting and Development Center | 6310 Wilhelmina Delco Drive, Austin, TX 78752 | (512) 978-4000

## **General Information**

 Location:
 7304 KNOX LN

 Parcel ID:
 0140030611

 Grid:
 MH30

# **Planning & Zoning**

\*Right click hyperlinks to open in a new window

Future Land Use (FLUM): No Future Land Use Map

Regulating Plan: No Regulating Plan

Zoning: SF-3
Zoning Cases: None:

Zoning Ordinances: 19990225-070b

Zoning Overlays: Residential Design Standards: LDC/25-2-Subchapter F

Wildland Urban Interface:

Proximity Class - Within 1.5 miles of a Wildland Area

Infill Options: --

Neighborhood Restricted Parking Areas: Northwest Austin Civic Association, Parmer/

Avery Island Neighborhood Assn.

Mobile Food Vendors: Northwest Austin CA

Historic Landmark: -Urban Roadways: Yes

# Zoning Guide

The <u>Guide to Zoning</u> provides a quick explanation of the above Zoning codes, however, the <u>Land Development Information Services</u> provides general zoning assistance and can advise you on the type of development allowed on a property. Visit <u>Zoning</u> for the description of each Base Zoning District. For official verification of the zoning of a property, please order a <u>Zoning Verification Letter</u>. General information on the <u>Neighborhood Planning Areas</u> is available from Neighborhood Planning.

## **Environmental**

Fully Developed Floodplain:

No
FEMA Floodplain:

No
Austin Watershed Regulation Areas:

URBAN
Watershed Boundaries:

Shoal Creek
Creek Buffers:

CWQZ

Edwards Aquifer Recharge Zone:

Edwards Aquifer Recharge Verification Zone:

No

Erosion Hazard Zone Review Buffer:

Yes

# **Political Boundaries**

Jurisdiction: AUSTIN FULL PURPOSE

Council District: 10

County: TRAVIS
School District: Austin ISD

Community Registry: Austin Independent School District, Austin Lost and Found Pets,

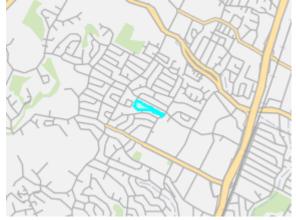
Austin Neighborhoods Council, Friends of Austin Neighborhoods, NW Austin Neighbors, Neighborhood Empowerment Foundation, Northwest Austin Civic Association, SELTexas, Sierra Club, Austin Regional Group, TNR BCP - Travis County Natural Resources



**Zoning Map** 



Imagery Map



Vicinity Map

