
ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-07-0024

HLC DATE:

October 22, 2007

PC DATE:

November 13, 2007

APPLICANT: Aryn Sullivan

HISTORIC NAME: Hume-Rowe House

WATERSHED: Waller Creek

ADDRESS OF PROPOSED ZONING CHANGE: 4002 Avenue C

ZONING FROM: SF-3-NCCD

TO: SF-3-H-NCCD

SUMMARY STAFF RECOMMENDATION: Staff recommends the proposed zoning change from single family residence, neighborhood conservation (SF-3-NCCD) combining district to single family residence – Historic, neighborhood conservation (SF-3-H-NCCD) combining district zoning.

HISTORIC LANDMARK COMMISSION ACTION: Recommended a zoning change from single family residence, neighborhood conservation (SF-3-NCCD) combining district to single family residence – Historic, neighborhood conservation (SF-3-H-NCCD) combining district zoning. Vote: 6-0 (Bunton and Hansen absent; Leary ill).

PLANNING COMMISSION ACTION: Recommended a zoning change from single family residence, neighborhood conservation (SF-3-NCCD) combining district to single family residence – Historic, neighborhood conservation (SF-3-H-NCCD) combining district zoning. Vote: 9-0.

DEPARTMENT COMMENTS: The Hume-Rowe House is listed as a Priority 1 for research in the Comprehensive Cultural Resources Survey (1984).

CITY COUNCIL DATE: December 6, 2007

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: Hyde Park Neighborhood Association

BASIS FOR RECOMMENDATION:

The ca. 1905 Hume-Rowe House is an excellent example of vernacular Victorian residential architecture, embodying elements of the Queen Anne style, and is associated with the Hume and Rowe families, both prominent in Austin as business people and schoolteachers.

Architecture:

One-story L-plan hipped-roof frame residence with a prominent canted hipped-roof bay containing 2:2 windows; partial-width wraparound porch with plain wood posts. Gingerbread-style brackets and turn wood balusters in the railing.

Historical Associations:

J.L. Hume, the president of the First National Bank, purchased this property in 1897 and built this house at some time before 1905. It is unknown whether Hume and his family ever lived in the house. The house first appears in the 1905 city directory as the home of George H. Cooke, about whom nothing is known. In 1905, Hume sold the property to Callie May Rowe, the daughter of James C. (Cato) and Mary Rowe, who lived with her here. The 1900 U.S. Census shows the Rowe family living in Evergreen Heights in South Austin. James C. Rowe, was a 59-year old native of Georgia who was listed as a farmer. His wife Mary was 56, and their three daughters, Alice, 29, Callie, 25, and Sallie, 23, were all school teachers. All of the girls had been born in Texas. The 1910 U.S. Census shows the family at 4006 Avenue C, which was the early address for this house. James, Mary, and Callie are listed as the residents – James is listed as a salesman for a nursery and Callie Mae is listed as a public school teacher. The 1909-10 city directory shows James C. Rowe as a traveling salesman at this address, while the 1910-11 city directory shows Callie M. Rowe as a school teacher. James C. Rowe died in July, 1910; he had been an aide to General Robert E. Lee during the Civil War and a member of a pioneer Austin family. Mary and Callie Rowe rented the house out in the early 1910s after James' death; city directories for 1916, 1918 and 1920 show that Mrs. Rowe had moved back into the house. Callie May married Jesse Sheppard in 1920 and they sold the house and moved out to Creedmoor, where Sheppard had a farm, as listed in the 1920 U.S. Census. Callie May and Jesse Sheppard were the parents of Sheron Sheppard, a prominent Austin developer who planned the Barton Hills and Beverly Hills neighborhoods. Callie May continued to teach school, both in Austin and rural Travis County.

PARCEL NO.: 02190509130001

LEGAL DESCRIPTION: 64% of Lots 20-21 and the south 20 feet of Lot 22, block 6, Hyde Park Addition No. 2.

ANNUAL TAX ABATEMENT: \$6,032; city portion: \$1,466

APPRAISED VALUE: \$499,862

PRESENT USE: Residence

CONDITION: Excellent

PRESENT OWNER

Aryn Sullivan
4002 Avenue C
Austin, Texas 78751

DATE BUILT: ca. 1905


ALTERATIONS/ADDITIONS: Possible modifications to the front porch railings. The footprint of the house is as shown in Sanborn maps of 1922 and 1935.


ORIGINAL OWNER(S): J.L. Hume (1897)


OTHER HISTORICAL DESIGNATIONS: Contributing to the Hyde Park National Register Historic District.


LOCATION MAP





 Subject Tract

 Zoning Boundary

 Pending Cases

 1" = 200'

 OPERATOR: S. MEEKS

HISTORIC ZONING
 CASE#: C14H-2007-0024
 ADDRESS: 4002 AVENUE C
 SUBJECT AREA: 0.00 ACRES
 GRID: J25
 OPERATOR: S. SADOWSKY



This map has been produced by G.I.S. Services for the sole purpose of geographic reference.
 No warranty is made by the City of Austin regarding specific accuracy or completeness.



HUME-ROWE HOUSE
4002 AVENUE C



A. APPLICATION FOR HISTORIC ZONING

OK to go
SS
9-1-07

Row ID#
10070939

PROJECT INFORMATION:

DEPARTMENTAL USE ONLY	
APPLICATION DATE: _____	FILE NUMBER(S) <u>CJ4H-07-0024</u>
TENTATIVE HLC DATE: _____	
TENTATIVE PC or ZAP DATE: _____	
TENTATIVE CC DATE: _____	CITY INITIATED: YES / NO
CASE MANAGER: _____	ROLLBACK: YES/NO
APPLICATION ACCEPTED BY: _____	

BASIC PROJECT DATA:

1. OWNER'S NAME: <u>Aryn Sullivan</u>
2. PROJECT NAME: _____
3. PROJECT STREET ADDRESS (or Range): <u>4002 Avenue C, Austin, TX</u>
ZIP <u>78751</u> COUNTY: <u>TRAVIS</u>
IF PROJECT ADDRESS CANNOT BE DEFINED ABOVE:
LOCATED _____ FRONTAGE FEET ALONG THE <u>N. S. E. W. (CIRCLE ONE)</u> SIDE OF
APPROXIMATELY _____ (ROAD NAME PROPERTY FRONTS ONTO), WHICH IS
INTERSECTION WITH _____ DISTANCE FROM ITS CROSS STREET.

AREA TO BE REZONED:

4. ACRES _____	(OR)	SQ.FT. _____			
5. ZONING AND LAND USE INFORMATION:					
EXISTING ZONING	EXISTING USE	TRACT# (IF MORE THAN 1)	ACRES / SQ. FT.	PROPOSED USE	PROPOSED ZONING
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

RELATED CURRENT CASES:

6. ACTIVE ZONING CASE? (YES <input checked="" type="radio"/> NO <input type="radio"/>	FILE NUMBER: _____
7. RESTRICTIVE COVENANT? (YES <input checked="" type="radio"/> NO <input type="radio"/>	FILE NUMBER: _____
8. SUBDIVISION? (YES <input checked="" type="radio"/> NO <input type="radio"/>	FILE NUMBER: _____
9. SITE PLAN? (YES <input checked="" type="radio"/> NO <input type="radio"/>	FILE NUMBER: _____

ca. 1902
per TUPD

HP + #1 in CES

PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):

10a. SUBDIVISION REFERENCE: Name: Hyde Park Addition
Block(s) 6 Lot(s) 20, 21 + S. 20' of Outlot(s) —
Plat Book: 1 Page 22
Number: 75
10b. METES AND BOUNDS (Attach two copies of certified field notes if subdivision reference is not available or zoning includes partial lots)

DEED REFERENCE CONVEYING PROPERTY TO PRESENT OWNER AND TAX PARCEL I.D.:

11. VOLUME: 2006 209549 PAGE: — TAX PARCEL I.D. NO. —

OTHER PROVISIONS:

12. IS PROPERTY IN A ZONING COMBINING DISTRICT / OVERLAY ZONE? YES / NO
TYPE OF COMBINING DIST/OVERLAY ZONE (NCCD, NP, etc) NP NCCD
13. LOCATED IN A LOCAL OR NATIONAL REGISTER HISTORIC DISTRICT? YES / NO
14. IS A TIA REQUIRED? YES NO (NOT REQUIRED IF BASE ZONING IS NOT CHANGING)
TRIPS PER DAY: —
TRAFFIC SERIAL ZONE(S): —

OWNERSHIP TYPE:

15. ☒ SOLE ☐ COMMUNITY PROPERTY ☐ PARTNERSHIP ☐ CORPORATION ☐ TRUST
If ownership is other than sole or community property, list individuals/partners/principals below or attach separate sheet.

OWNER INFORMATION:

16. OWNER CONTACT INFORMATION
SIGNATURE: [Signature] NAME: Aryn Sullivan
FIRM NAME: — TELEPHONE NUMBER: 512 394 7525
STREET ADDRESS: 4002 Avenue C
CITY: Austin STATE: TX ZIP CODE: 78751
EMAIL ADDRESS: arynps@earthlink.net

AGENT INFORMATION (IF APPLICABLE):

17. AGENT CONTACT INFORMATION
SIGNATURE: — NAME: —
FIRM NAME: — TELEPHONE NUMBER: —
STREET ADDRESS: —
CITY: — STATE: — ZIP CODE: —
CONTACT PERSON: — TELEPHONE NUMBER: —
EMAIL ADDRESS: —

DEPARTMENTAL USE ONLY: —

D. SUBMITTAL VERIFICATION AND INSPECTION AUTHORIZATION

SUBMITTAL VERIFICATION

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that proper City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc., may delay the proper review of this application.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND
INDICATE FIRM REPRESENTED, IF APPLICABLE.

Signature

9/7/07
Date

Aryn Sullivan
Name (Typed or Printed)

Firm (If applicable)

INSPECTION AUTHORIZATION

As owner or authorized agent, my signature authorizes staff to visit and inspect the property for which this application is being submitted.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND
INDICATE FIRM REPRESENTED, IF APPLICABLE.

Signature

9/7/07
Date

Aryn Sullivan
Name (Typed or Printed)

Firm (If applicable)

E. ACKNOWLEDGMENT FORM

concerning
Subdivision Plat Notes, Deed Restrictions,
Restrictive Covenants
and / or
Zoning Conditional Overlays

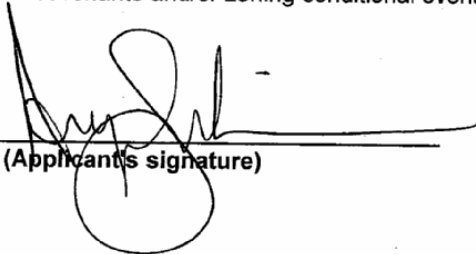
I, Aryn Sullivan have checked for subdivision plat notes, deed
restrictions,
(Print name of applicant)

restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain
development restrictions i.e. height, access, screening etc. on this property, located at

4002 Avenue C, Austin, TX 78751
(Address or Legal Description)

If a conflict should result with the request I am submitting to the City of Austin due to subdivision plat notes,
deed restrictions, restrictive covenants and/or zoning conditional overlays it will be my responsibility to resolve
it. I also acknowledge that I understand the implications of use and/or development restrictions that are a
result of a subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays.

I understand that if requested, I must provide copies of any and all subdivision plat notes, deed restrictions,
restrictive covenants and/or zoning conditional overlay information which may apply to this property.


(Applicant's signature)

09/07/07
(Date)

TAX CERTIFICATE
Nelda Wells Spears
Travis County Tax Assessor-Collector
P.O. Box 1748
Austin, Texas 78767
(512) 854-9473

NO 609528

ACCOUNT NUMBER: 02-1905-0913-0000

PROPERTY OWNER:

SULLIVAN ARYN
4002 AVENUE C
AUSTIN, TX 78751

PROPERTY DESCRIPTION:

64% OF LOT 20-21 *& S 20FT OF LOT
22 BLK 6 HYDE PARK ADDN NO 2

ACRES 0.000 MIN% .00000 TYPE

SITUS INFORMATION: 4002 AVENUE C

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2006	AUSTIN ISD	*ALL PAID*
	CITY OF AUSTIN (TRAV)	*ALL PAID*
	TRAVIS COUNTY	*ALL PAID*
	TRAVIS COUNTY HEALTHCARE DISTRICT	*ALL PAID*
	ACC (TRAVIS)	*ALL PAID*
TOTAL SEQUENCE 0		*ALL PAID*
TOTAL TAX:		*ALL PAID*
UNPAID FEES:		* NONE *
INTEREST ON FEES:		* NONE *
COMMISSION:		* NONE *
TOTAL DUE ==>		*ALL PAID*

TAXES PAID FOR YEAR 2006 \$4,952.48

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2006 EXCEPT FOR UNPAID YEARS LISTED ABOVE.
The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).
Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 09/10/2007

Fee Paid: \$10.00

Nelda Wells Spears
Tax Assessor-Collector

By: *Dorlene Hart*

4002 Avenue C
Owner History

- 29 November 1897 Bk 144-pg 621
RB Newcome and Phebe Newcome sold to J L Hume, Grantee
Joseph L Hume, Pres. First National Bank
Res. 2609 Nueces (2)
- 30 March 1905 Bk 218-pg 572
Conveyed to Caroline (Callie May) Matilda Rowe, Grantee by J L Hume for sum
\$2,100.00
- 9 February 1920 Bk 316-pg 595
Jesse Neal Sheppard and Caroline (Callie May) Matilda Rowe (now Sheppard)
sold to Alex Myers
Lots in H.P. Addition #2 \$1860.00
- 21 May 1923 #6 20, 21, 22 #2 Bk 350-pg 87
Alex Myers sold to H L Crockett
- 23 July 1923 Bk 352-pg 243 #6 20, 21, 22 #2
H L Crockett and wife sold to Celia Davis
- 11 February 1942 Bk 694-pg 160
Celia Davis sold to William Rheuban Davis for the sum of \$10.00.
- 07 June 1945 Bk 756-pg 294
William Rheuban Davis and wife, Annbyrd Davis sold to J Frank Patton for the
sum of \$2000.00.
- 22 January 1946 Bk 762-pg 113 #6 20, 21, 22 #2
J Frank Patton and wife, Minnie Ethel Patton sold to W L Rivers for the sum of
\$6,750.00.
- 05 August 1946
W L Rivers and Wife Irene F. Rivers sold to A.G. Foyt for the sum of \$10,100.00.
- 25 February 1948
A.G. Foyt and wife, Virginia Foyt sold to W.F. Merritt and wife, Myrtle L. Merritt
for the sum of \$10.00 (plus \$5000.00 promissory vendor's lien).
- 12 July 1950
W.F. Merritt and Gale Neville Merritt sold to W.D. Wells and wife, Maybell Wells
for the sum of \$10.00 (plus \$708.50 paid by the Mutual Savings Institution).
- 06 March 1951
W.D. Wells and wife, Maybell Wells sold to O.D. Denson and wife, Stella Denson
for the sum of \$10.00 (plus \$4000.00 promissory note).

All research gathered and/or conducted by Aryn Sullivan 2007

1

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- 11 April 1957
O.D. Denson and wife, Stella Denson sold to M.J. Buffington and wife, Eupha Buffington for the sum of \$10.00 (plus \$6121.47 promissory note).
- 04 May 1966
M.J. Buffington and wife, Eupha Buffington sold to Mrs. Zettie W. Salathe (widow) for the sum of \$10.00.
- 21 October 1976
Zettie W. Salathe (widow) sold to Dorothy Houston, for the sum of \$10.00.
- 06 April 1978
Dorothy Houston sold to Tracy R. Gordy and wife, Nancy Gordy for the sum of \$10.00 (plus \$24,000.00 promissory note).
- 31 December 1986
Nancy J. Gordy and husband, Tracy R. Gordy sold to Richard R. Penticoff and wife, Anne M. Cheadle for the sum of \$120,000.00.
- 31 March 1993
Richard R. Penticoff and wife, Anne M. Cheadle sold to Stephen W. Piche and wife, Catharine H. Echols for the sum of \$10.00 (plus \$153,900).
- 30 October 2006
Stephen W. Piche and wife, Catharine H. Echols sold to Aryn Sullivan for the sum of \$10.00 (plus \$385,000 promissory note).

Occupancy History
4002 Avenue C

City Directory Research, Austin History Center
By City Historic Preservation Office

Note: Directories prior to 1927 list the address as 4006. The Sanborn maps show an address change from 4006 to 4002 as additional homes were built on neighboring lots.

- 1957 Reverend Merwyn J Buffington (Eupha), Owner
Pastor First Church of Christ
Note: The same in directories 1955, 1954, 1953, 1952
- 1949 Floyd W. Merritt (Myrtle), Owner
Brick Mason

Gale Merritt, Renter
- 1941 John J. truehitt (Mary;2), Renter
Laborer
- 1940 Wesley T. Cox (Effie;6), Renter
Welder-Ellis Battery Service
- 1937 William R. Gresham (Mary), Renter
City Fireman

Olin G. Kennedy (Era), Renter
Plumber
- 1935 Elijah C. Pruitt (Mary), Renter
Blacksmith-Austin State Hospital

Winter C. Childs (Margaret), Renter
Accountant
- 1932 Elijah C. Pruitt, Renter
Lonnie A. Montes (Mamie), Renter
Cook-Dolphin Grill
- 1930 Elijah C. Pruitt, Renter
- 1929 John W. Thomas (Ruby), Renter
Baker-Federal Baking Co.

1927 Mrs. Carrie R. Beck, Renter
(Widow B. Clement)

1924 Mrs. Carrie R. Beck, Renter
(Widow B. Clement)

1922 Alex Myers (Mary L.), Owner

1920 Mrs. Mary F. Rowe, Renter

1918 Mrs. Mary F. Rowe, Renter

1916 Mrs. Mary F. Rowe, Renter

1914 William V. Killian, Renter
Dentist at 505-7 Littlefield Bldg.

1912 George E. Jenkins, Renter

Mary E. Jenkins (Widow J.W.), Renter

William R. Jenkins, Renter
Driver-Hyde Park Bakery

1910 Mrs. Callie M. Rowe, Owner
School Teacher

Mrs. James C. Rowe, Renter

1909 James C. Rowe, Renter
Traveling Salesman

1906 James C. Rowe

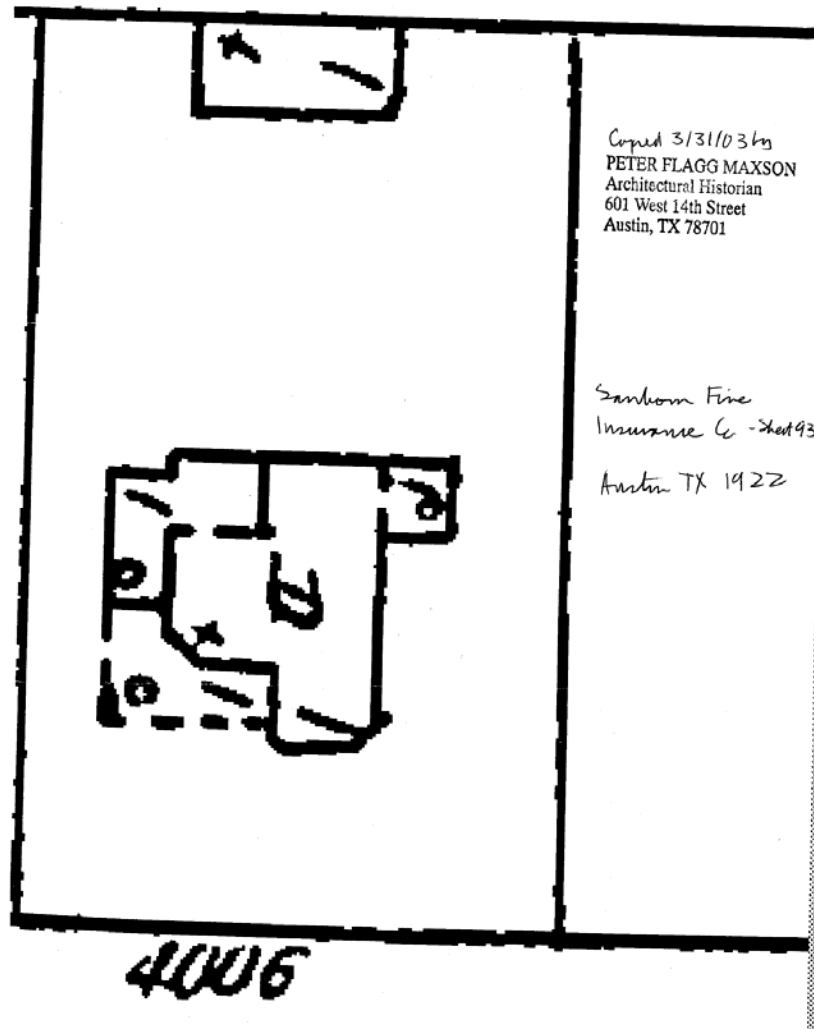
1905 George H. Cooke

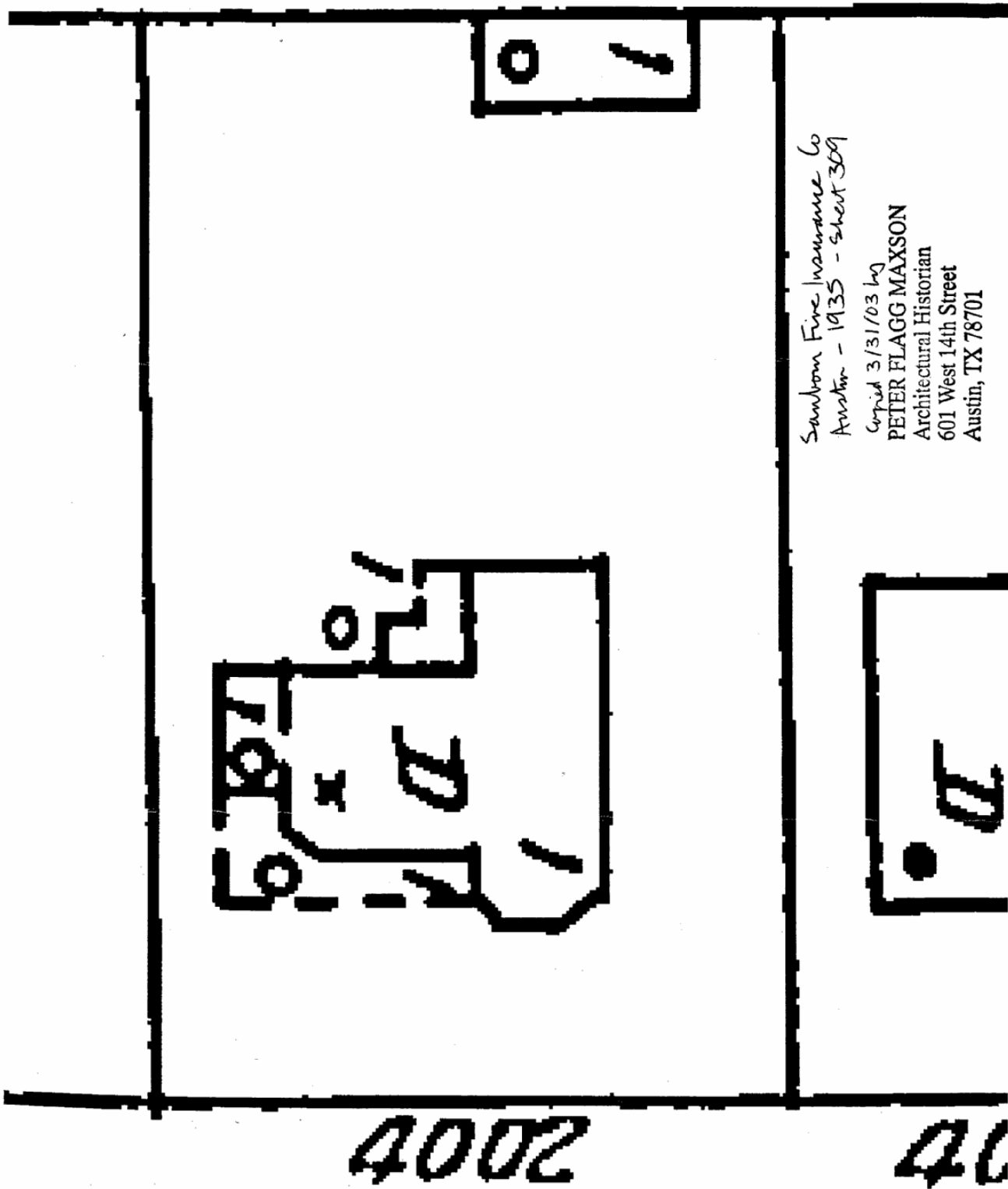


Callie May Rowe m. Jesse Neal Sheppard, May 12, 1911.

... Mrs. Callie M. Sheppard, widow of the late J. N. Sheppard, died in a local hospital Tuesday. She was a member of the pioneer family of James Cato Rowe and her father served as an aide to General Robert E. Lee during the Civil War. She was a member of Daughters of the Confederacy and taught school in Travis County for many years. She was a member of Austin Chapter No. 304 OES. Survivors are a son, S. R. Sheppard and two grandchildren, S. R. Sheppard Jr. and Newton B. Sheppard, all of Austin. Funeral services will be held Wednesday at 10 a.m. at Cook Funeral Home with Dr. Marvin Vance officiating. Pallbearers will be Oscar P. Bobbitt, R. L. Sturhall Jr., Jack Andrewartha, Herbert T. Fletcher, S. R. Sheppard Jr. and Paul Lee Watt. Burial will be in Oakwood Cemetery.

MRS. WILL BREED





Sanborn Fire Insurance Co
Austin - 1935 - sheet 309

Grid 3/31/03 by
PETER FLAGG MAXSON
Architectural Historian
601 West 14th Street
Austin, TX 78701

Anonymous letter

9-20-07

RECEIVED

OCT - 3 2007

NPZD/CHPO

John Rosado
City of Austin
Historic Landmark Commission
P O Box 1088
Austin, TX 78767

Re: #C14H-2007-0024

Dear Mr. Rosado,

This letter is to protest the proposed change to Historic Zoning for the home located at 4002 Avenue C. in the Hyde Park Neighborhood. I have lived in Hyde Park for many years and keep up with the older homes located throughout this area. I am very concerned when property owners seek historic zoning because many times the property's past history is not correctly conveyed during the zoning hearing process. Also, in the past few years, the Hyde Park Neighborhood Association, which has less than 100 members, does not have a significant number of members that have lived in the neighborhood over ten years to give an accurate portrayal of its past. That is why I spend a lot of time making notes of homes as they change on the outside in order to have a history of what this home has had done to it.

This home at 4002 does not meet the criteria for historic zoning. While the structure itself appears on the tax rolls in the early 1900's, it was not built as it stands today. The façade of the home has been significantly altered over the past years. This home is not individually listed in the National Register of Historic Places nor has the historic designation as a Texas Historic, State Archeological or National Historic Landmark.

The architecture of this structure does not add any historic significance to either itself or the neighborhood. The design of the front porch is not an original part of the structure. The original porch was between the front living area window and about fifteen feet across. The rest of the porch was built into a bedroom and sitting room and took up the southern portion. The owner in the early 1980's removed this room and opened it into the side porch. The original banisters on the porch were just like all of the rest of the homes on the block. The current spindle and gingerbread banister look was added within the past ten years by the previous owner. Also, the latticework around the bottom of the porch is not part of the original architectural design and only added by the previous owner. The fireplace is also not architecturally accurate on this structure. This was also a new addition in the 1980's by that owner. This home never had a fireplace to begin with. The previous owner also added the farm style gates in the driveway. While the façade of this home indicates a Victorian style of architecture, this was added only in the past 20 years along with the color of paint. It originally was white. Also, the garage apartment was built in the 70's from the original cinder block garage by adding the second floor and staircase. The view from the street of this structure should also negate any historic charm associated with this property. This house does not reflect any type of technological innovations, rare architectural style or serves as a representative example of work by anyone who contributed significantly to the development of this city, state or nation.

Anonymous letter

This home also does not have any association with persons, events or any historical importance, which contributed to history. While there were a few single-family owners and individual occupants, the majority of the time this property was tenant occupied and the garage apartment is still rented as such today.

Basically, this home does not meet any of the criteria to have a historic designation zoning placed on it. This is another example like the property at 4101 Avenue D., which you all recently denied a historic zoning, permit for much the same reason. The property had been significantly altered and the current features do not represent the actual architectural style of this home or neighborhood. With all of the spindle work on the façade, this house does not fit in anymore with the character of the neighborhood. If the HPNA and/or Mr. Sadowsky recommend historic zoning, then they are making a mistake based on the outward appearance of this home.

Since the current owner has only had this home since October 2006, it seems as though this application is only an attempt to reduce the proposed property taxes as they continue to increase. This owner is from another state and also has not contributed anything to this property. I cannot sign my name due to retaliation by some neighbors, but still want to be heard. Please deny the historic zoning request.

Thank-you.

RECEIVED

OCT - 3 2007

NPZD/CHPO