

# ZONING CHANGE REVIEW SHEET

**CASE NUMBER:** C14H-2008-0034

**HLC DATE:**

October 27, 2008

**PC DATE:**

December 9, 2008

**APPLICANT:** Jane and Bill Pollard, owners

**HISTORIC NAME:** Max and Sadie Silberstein House

**WATERSHED:** Shoal Creek

**ADDRESS OF PROPOSED ZONING CHANGE:** 2506 Harris Boulevard

**ZONING FROM:** SF-3 to SF-3-H

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

**HISTORIC LANDMARK COMMISSION ACTION:** Recommended the proposed zoning change from single family residence (SF-3) district to single family residence – Historic Landmark (SF-3-H) combining district zoning. Vote: 5-0 (Cuppett and Myers absent).

**PLANNING COMMISSION ACTION:** Recommended the proposed zoning change from single family residence (SF-3) district to single family residence – Historic Landmark (SF-3-H) combining district zoning. Vote: 8-0.

**DEPARTMENT COMMENTS:** The house is beyond the bounds of the Comprehensive Cultural Resources Survey (1984).

**CITY COUNCIL DATE:** December 18, 2008

**ACTION:**

**ORDINANCE READINGS:** 1<sup>ST</sup> 2<sup>ND</sup> 3<sup>RD</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Steve Sadowsky

**PHONE:** 974-6454

**NEIGHBORHOOD ORGANIZATION:** Pemberton Heights Neighborhood Association

**BASIS FOR RECOMMENDATION:**

**Architecture:**

One-story irregular-plan cross-gabled brick Romantic English Cottage-styled brick house with stone surrounds at the round-arched front door. The house has a gabled front entry, a large projecting front gable to the left of the entry, and a prominent round-arched window in the main flank of the façade with an eyebrow roof above. The fenestration is a mix of diamond-paned sashes on the front and Colonial Revival-styled 6:6 windows on the sides and rear of the house. The house is an

excellent example of a Romantic English Cottage, which took its inspirations from the very popular Tudor Revival period style of the 1920s and 1930s, but with softer lines and a more horizontal composition. The house has a second-story addition on the rear, and a pergola-covered rear patio.

**Historical Associations:**

The ca. 1940 house was built by Max Silberstein, a prominent Austin merchant, selling men's wear at the Austin Man's Shop on 6<sup>th</sup> Street, and then Jorace's Men's Wear near the UT campus at 23<sup>rd</sup> and Guadalupe Streets. Max and Sadye Silberstein were also active in Temple Beth Israel and charitable organizations.

Max Silberstein was a native of Austin, and first began selling shoes and hats with his brother, Sam, on 6<sup>th</sup> Street before opening the Austin Man's Shop, and then after the birth of his twin sons, Jorace Men's Wear, combining their first names. Silberstein was known for quality clothing, and stayed in business for over 30 years. The 1930 U.S. Census shows Max and Sadye Silberstein living with their two twin sons, Sadye's daughter from a previous marriage, and a servant in a house they owned on Palma Plaza. Max is listed as a merchant selling shoes and men's clothing. Both Max and Sadye had been born in Texas, but the parents of both had been born in Russia.

After Max' death in 1965, Sadye sold the house in 1968 to Alex and Dorothea Severino, who taught Portuguese language and literature at the University of Texas during his time in this house before moving to Nashville and Vanderbilt University as one of the pre-eminent scholars on Brazilian culture and language. Upon his move to Nashville, Severino sold the house to John Henry Steinle, Jr., and his wife, Henrietta. Steinle was the treasurer of Austin Concrete Works. Henrietta Steinle owned the house until her death in 1982; John Henry Steinle had passed away in 1977. The 1930 U.S. Census shows John Henry Steinle, Jr. as a 20-year old single man living in his parents' home on University Avenue. He is listed as a clerk for the Department of Education; his father, the elder Steinle, was a shipping clerk for Tips Engine Works.

Ann Cofrin, a prominent Austin painter, purchased the house in 1982 and lived here until 1983. Cofrin also restored the Gilfillan House on W. 8<sup>th</sup> Street as a gallery, studio, and fine arts academy. The Gilfillan House is a designated city historic landmark. Cofrin sold the house in 1983 to Merle Thomas, who moved to Austin to be closer to her children. Merle Thomas sold the house to the current owners, Bill and Jane Pollard, in 1994. Bill Pollard is an attorney in Austin; Jane practiced law as well, but now works as a legal recruiter for law firms.

**PARCEL NO.:** 01150102060000

**LEGAL DESCRIPTION:** The north 30 feet of Lot 3, and the south 40 feet of Lot 4, Block 5, Pemberton Heights, Section 1.

**ANNUAL TAX ABATEMENT:** \$9,553 (owner-occupied); city portion: \$2,000 (capped).

**APPRAISED VALUE:** \$760,429

**PRESENT USE:** Single-family residence.

**CONDITION:** Excellent

**PRESENT OWNERS:**

William C. Pollard and Jane E. Fields Pollard  
2506 Harris Boulevard  
Austin, Texas 78703

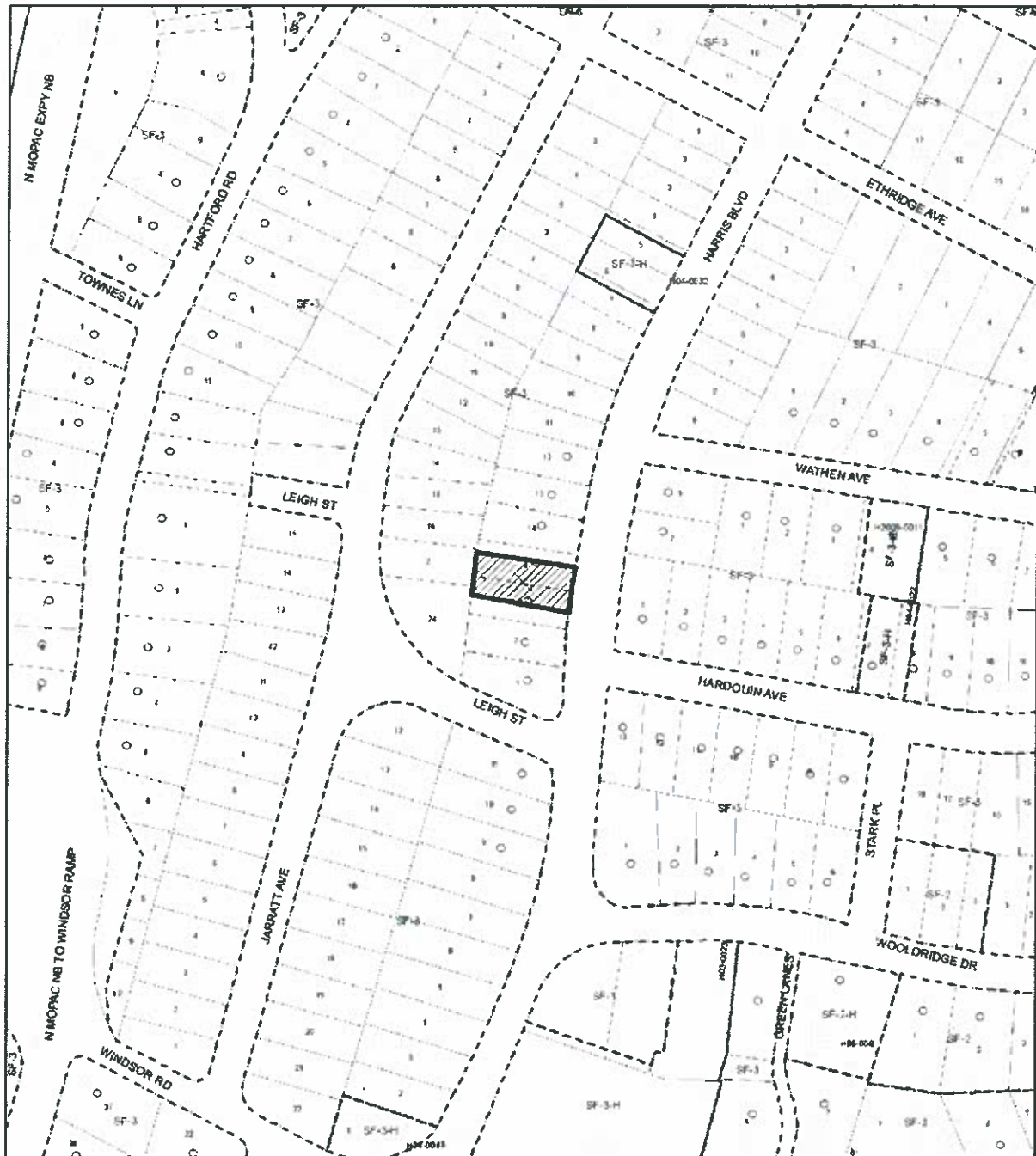
**DATE BUILT:** ca. 1940

**ALTERATIONS/ADDITIONS:** The rear of the house has a ca. 1994 addition with a ca. 1998 remodeling; the addition cannot be seen from the front of the house, which retains its historic appearance.




**ORIGINAL OWNER(S):** Max and Sadye Silberstein (1940)

**OTHER HISTORICAL DESIGNATIONS:** None.

# LOCATION MAP



1" = 200'

-  **SUBJECT TRACT**
-  **ZONING BOUNDARY**
-  **PENDING CASE**

OPERATOR: S. MEEKS

## HISTORIC ZONING

ZONING CASE# C14H-2008-0034  
 ADDRESS 2506 HARRIS BLVD  
 SUBJECT AREA 0.000 ACRES  
 GRID H24  
 MANAGER S. SADOWSKY



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

Max and Sadye Silberstein House  
2506 Harris Boulevard  
ca. 1940



Max Silberstein 2506 Harris Blvd.  
158 - 5 N 30' of 1/4 S. 40' of 4 -  
Pemberton Hts. # 6  
Brick Venr. Res. & Frame Garage  
18796 - 3-6-40  
8

Building permit to Max Silberstein for the construction of this house (1940)

#1973 N° 16535  
APPLICATION FOR SEWER CONNECTION.

Austin, Texas, 2-6-1940

To the Superintendent of Sewer and Public Improvements,  
City of Austin, Texas

Sir:—

I hereby make application for sewer connection and instructions on premises owned by Max Silberstein  
at 2506 Harris Blvd. Street  
Further described as lot 474 block 5  
subdivision East Hill #6 division 158  
which is to be used as a Res.

In this place there are to be installed 8 fixtures  
I agree to pay the City Sewer Department the regular ordinance charge.  
2.000.00 Respectfully,  
AT 2PL Max Silberstein  
Stub Out

Connected 1-1 to 40 Permit PL  
Size of Main 8 inch 2-2-40  
Size of Service 4 inches 3-29-40  
3 Feet Deep at Curb  
Feet from Property Line 10  
Feet from Curb Line 44  
Inspected by Boyle 7-8-31  
Connection made by Boyle 7-8-31  
Boyle 7-8-31  
Boyle 7-8-31

12965

Sewer service permit to Max Silberstein (1940)



# Silberstein Dies In Hospital

Max Silberstein of 2505 Harris Boulevard died in a local hospital Thursday morning.

He is survived by his widow, Mrs. Sadie H. Silberstein; one daughter, Mrs. Ben Okon of Dallas; two sons, Jonas Silberstein and Horace Silberstein, both of Austin; two brothers, Sam Silberstein and Jake Silberstein, both of Austin; and by 9 grandchildren.

He was a member of Temple Beth Israel.

Funeral services will be held Friday at 11 a.m. at Cook Funeral Home with Rabbi Louis Firestein and Rabbi Judah L. Fish officiating.

Obituary of Max Silberstein  
Austin Statesman, September 9, 1965



MAX SILBERSTEIN

# Merchant Silberstein Succumbs

Max Silberstein of 2505 Harris Blvd. died in a local hospital Thursday morning. A native of Austin, he was in the men's clothing business here for over 30 years.

He was a member of Temple Beth Israel and a veteran of overseas service in World War I.

Silberstein is survived by his widow, Mrs. Sadie H. Silberstein; one daughter, Mrs. Ben Okon of Dallas; two sons, Jonas and Horace Silberstein of Austin; two brothers, Sam and Jake Silberstein of Austin; and nine grandchildren.

Funeral services will be at 11 a.m. Friday at the Cook Funeral Home with Rabbi Louis Firestein and Rabbi Judah L. Fish officiating. Burial will be in Beth Israel in Oakwood Cemetery.

Pallbearers will be Louis Laves, Charles Kirstein, Sol Ginsberg, Jerome Silberstein, Harry Bindler, Jack Jacobs, Harry Jacobs and Dr. Adolph Burstyn.

# At Church Knebel Funeral Is Today

Funeral services for Ed Knebel, founder and president of

Obituary of Max Silberstein  
Austin American, September 10, 1965

SILBERSTEIN, Mrs. Max (Sadie), 1801 Lavaca, died Friday. Services 11 a.m. Sunday at Cook-Walden Funeral Home. Survivors: daughter, Mrs. Ben B. Okon of Dallas; sons, Jonas Silberstein, Horace Silberstein, both of Austin; sisters, Mrs. Raymond Kahn of Dallas, Mrs. Morris Evans of Corsicana; nine grandchildren; four great-grandchildren.

Obituary of Sadie Silberstein  
Austin American-Statesman  
August 13, 1977

**STEINLE, John Henry Jr.**, 67, 2506 Harris Blvd., died Wednesday. Services 5 p.m. Thursday at Wood-Corley Funeral Home. Survivors: wife, Henrietta W. Steinle of Austin; sons, John H. Steinle III, Jack L. Steinle, both of Austin; brother, Howard P. Steinle of Austin; 5 grandchildren.

Obituary of John Henry Steinle, Jr.  
Austin American-Statesman  
January 13, 1977

**STEINLE, Henrietta W.**, 70, of Austin, died Monday. Services 11 a.m. Thursday at Wood-Corley Funeral Home. Burial, Austin Memorial Park. Memorial contributions requested. Survivors: sons, Jack Steinle, John H. Steinle III, both of Austin; sisters, Mrs. Louis Bonner of Houston, Mrs. John Mahone of Austin; five grandchildren.

Obituary of Henrietta Steinle  
Austin American-Statesman, April 21, 1982

### **We Remember Alexandrino Severino**

On April 25, 1993 Alexandrino Eusébio Severino died at his home in Nashville, TN at the age of sixty-one. Professor Severino had been ill for over a year with a brain tumor. Mass was celebrated on the Vanderbilt campus in the Benton Chapel where Alex and his family regularly attended services.

Severino had served the Vanderbilt community since 1969 when he joined the Dept. of Spanish and Portuguese. During those years he trained eight Ph. Ds, four during his last five years on the faculty. In 1975 he was promoted to full professor. He directed an NEH Summer Seminar on American and Brazilian literature in 1980 and organized the Second International Symposium on Fernando Pessoa in 1983. In 1986 he was invited to Durban, South Africa to speak at the unveiling of a statue of Fernando Pessoa, an event which was later remembered in a volume of essays edited by Severino. While at Vanderbilt, Severino taught classes and published scholarly articles on a wide range of topics. As an instructor he covered everything the department offered, from introductory to advanced language classes to the literatures of both Brazil and Portugal. For many years he offered a humanities class in great literary works that allowed him to combine his two great loves - English and Portuguese literature. In addition to his books on Fernando Pessoa, Alex published articles on topics from language teaching to English literature. He is most well-known for his work on Camões, Melville, Guimarães Rosa, and Clarice Lispector.

Alex Severino was born in Olhao, Portugal in 1931. He came to the United States in the early forties and became a U. S. citizen in 1946. He received his B. A. at the University of Rhode Island, majoring in English and Spanish. He married Dorothea Bresslau in São Paulo, Brazil in 1961. Alex defended his dissertation on Fernando Pessoa's formative years at the Universidade de São Paulo in 1966. He and Dorothea moved their growing family of three children to Austin, Texas following his dissertation defense. Alex taught Portuguese language and literature at the University of Texas for two years before joining the Vanderbilt faculty. While living in Nashville the Severino family grew to four children. At the time of his death Alex had one grandchild and was awaiting the arrival of a second.

The Dept. of Spanish and Portuguese has set up a special fund in honor of Alex Severino. Professor Severino's personal library, especially his books, journals, and papers on Fernando Pessoa, will be donated to the Heard Library on the Vanderbilt campus.

Margo Milleret and Marshall C. Eakin

Honorarium for Professor Alex Severino

Vanderbilt University



## **Historical Documentation-Deed Chronology**

On February 6, 1940, Max Silberstein received a building permit from the City of Austin to build a brick veneer residence and frame garage at 2506 Harris Boulevard, and a beautiful Tudor Revival style house was designed by architect Ed Small and built on this land.

### **Transaction**

### **Page/Volume**

Pemberton Heights to  
De Orville Evans  
July 26, 1939  
North 30 ft. of lot 3 and  
South 40 ft. of lot 4,  
Block 5, section 1  
Pemberton Heights

**De Orville Evans and  
wife Helen to  
Max Silberstein  
July 29, 1939  
North 30 ft. of lot 3 and  
South 40 ft. of lot 4,  
Block 5, section 1  
Pemberton Heights**

**614/541**

**Mrs. Max Silberstein to  
Alex and Dorothea B. Severino  
March 22, 1968  
North 30 ft. of lot 3 and  
South 40 ft. of lot 4,  
Block 5, section 1  
Pemberton Heights**

**Alex and Dorothea Severino to  
John Henry and Henrietta W.  
Steinle, Jr.  
May 22, 1969  
North 30 ft. of lot 3 and  
South 40 ft. of lot 4,  
Block 5, section 1  
Pemberton Heights**

**3660/1542**

**John Henry Steinle, III and  
Jack Louis Steinle (for the  
Estate of Henrietta Steinle) to  
Ann Cofrin  
October 18, 1982  
North 30 ft. of lot 3 and  
South 40 ft. of lot 4,  
Block 5, section 1  
Pemberton Heights**

**7889/451**

**Ann Cofrin to  
Merle W. Thomas  
April 27, 1983  
North 30 ft. of lot 3 and  
South 40 ft. of lot 4  
Block 5, section 1  
Pemberton Heights**

**8077/124**

**Merle W. Thomas to  
Jane E. Fields & William C.  
Pollard  
October 18, 1994  
North 30 ft. of lot 3 and  
South 40 ft. of lot 4  
Block 5, section 1  
Pemberton Heights**

**12297/1930**

### **Historical Documentation-Occupancy History**

<b><u>Year</u></b>	<b><u>Occupant Name</u></b>
1940- 68	Max and Sadie Silberstein
1968-69	Alex & Dorothea Severino
1969-1977	John Henry & Henrietta Steinle
1978-1981	Mrs. Henrietta Steinle
1982	Ann Cofrin
1983	No phone book found
1983-94	Merle W. Thomas
1994 to present	Jane and Bill Pollard



"Back Stage"  
40" x 30"  
oil

## ANNE COFRIN

In the 15 years she has been painting, Anne Cofrin has earned a reputation as one of the country's foremost colorists. Her unique style is the product of a striking combination of a bold use of vivid color with a sensitive attention to the delicate qualities of many of her subjects.

Anne Cofrin has been honored four times since 1977 by the Texas Fine Arts Association, most recently with the inclusion of her entry "Stereo Sunshine" in its 1981 Annual National Exhibition. In the latest of a long series of gallery showings and one-woman shows, Cofrin's "Dubut" has been chosen for the 1982 Spring Exhibition of the Fayette Heritage Museum and Archives in LaGrange, Texas.

*Studio:*  
2603 Oakdale Court  
Austin, Texas 78703

*Work displayed:*  
Gilfillan Place  
603 West Eighth St.  
Austin, Texas 78701  
(512) 472-1061

**BACKGROUND:** Born February 23, 1943, in Green Bay, Wisconsin.

**EDUCATION:** Northwestern University in Evanston, Illinois.  
Studied Art under Gustav Likan, Austin, Texas.

**PUBLISHED WORKS:** SOUTHWEST ART, July 1978.  
Austin American Statesman, 1977, 1978 and 1979.  
Austin Citizen, 1977, 1978 and 1979.

**GALLERIES AND ONE WOMAN SHOWS:** Mill Creek, Salado, Texas, November, 1977.  
Galleria, Austin, Texas, December, 1977.  
Galleria Too, Austin, Texas, December, 1977.  
Bank of Austin, Austin, Texas, January, 1978.  
Modern Art 7, Austin, Texas, November, 1978.  
Ralph Carr Galleries, Ft. Worth, Texas, 1979.  
St. Edward's University, Austin, Texas, 1979.  
Austin Women's Center, Austin, Texas, 1979.

**MUSEUM WORKS DISPLAYED:** Laguna Gloria Art Museum, Austin, Texas.

**PRODUCTION ART-THEATRE ARTS AND DANCE:** An original acrylic titled "Gilda"  
painted for the production of GILDA,  
TAKE TWO, a play by John Amber.

**AWARDS RECEIVED:** Texas Fine Arts Association Citation Award Regional Exhibition, September 20, 1976, an acrylic titled "The Crab".

Texas Fine Arts Association Annual Exhibition 1977 acrylic titled "Friends".

Texas Fine Arts Association Region One Citation Exhibition 1978 acrylic titled "Love Is Warm And Soft".

She is an impressionist, she is a colorist. Her subjects are her own children, friends, still lifes, florals, portraits, landscapes, nudes, anything and anyone passing through her life. Her preferred medium is acrylic and the colors are all aglow with the power to excite and tranquilize all at once. Anne's paintings are in public and private collections throughout the United States, Canada, and Mexico. She continues to paint in her Austin studio and is currently working on her book, "Celebration", a poignant collection of her own paintings and poetry.

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**Anne Cofrin Baldeschwiler**

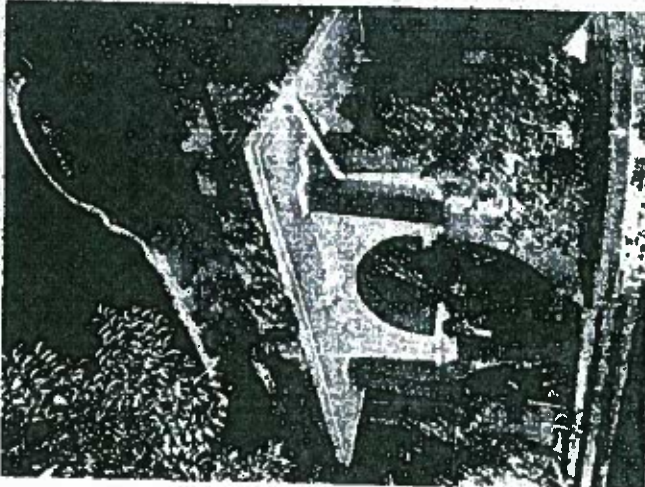
2603 Oakdale Court • Austin, Texas 78708 • (512) 478-0032



For 8

# Gillilan Place

## Artist Corin turns historic home into masterpiece



Eight's Street was bright with glowing lights, Christmas decorations and chrysanthemums.

By CAROLYN MARK  
Chosen Star?

You take a rug and unroll it. And then you see what happens next.

That's the theory Anne Corin Baldschneider believes in. But on Saturday night, it wasn't a rug — not even a red carpet — she unrolled.

She prides Oriental floor coverings. Along with Russian carvers, exotics from Singapore, a few tables-in-skyland and some western music.

Plus disco mule and fine art and horse-drawn carriages. Approximately 1,200 guests from Austin, and others who arrived from all over the United States, were there for the opening of Gillilan Place, and some designed it the most spectacular party in the history of the city.

If so, it did take place in a proper setting. Gillilan Place is the turn-of-the-century mansion built in 1905 by William L. Gillilan, one of the founders of the Austin National Bank. The house, which Anne bought easily this year for a half million dollars, is at 803 W. Eighth St., on the old bank of Littlefield Creek.

"The house is an investment," she said, "and I invest in a lot of ways. I don't always talk to my stockbroker."

Annie best known for her signature "Corin" or paintings which are done in her own style but are influenced by her favorite teachers at Laguna College, noted artist Quincey Clark.

Squaring eight-by-eight feet, were hung throughout the 3,000 square feet of Gillilan Place in areas that Victoria Henselich turned into Dr. Chicago settings: tropical paradises and western settings for the party.

Alma, now 21, grew up in Green Bay, Wis.

She was only 2 when her father died. She attended the Wisconsin School for Girls in Madison, Conn., and then went to Northwestern University.

She was engaged to become a nurse because her mother always told her, "You need something to fall back on."

But she married young and had three children. Daughters Annie and Mary are now teachers, and a 10-year-old son lives in Hawaii.

She began painting in the late '60s in Dallas, and then started studying after she moved to Austin in 1970.

She then up work long hours when she's painting, and she paints quickly.

"Corin is a kind of call, and when I return the call I already have another painting finished," she said.

Many of her most admired works include: "Corin," "Daisy's End," "Dancing" and "Piano Bar," were done this year.

"I'm a wonderful romantic," she said, "I like ballroom and sunbathes."

Many of the guests wanted to know when they could come back for a better look, without the crowd, and the answer is soon.

Anne plans for the ground floor



Anne Corin, Baldschneider, who painted the painting, said it was "the best party in the history of Austin."

apart from the white and, "Corin" or paintings which are done in her own style but are influenced by her favorite teachers at Laguna College, noted artist Quincey Clark.

**'I work for the love of it'**

interested in working just for the

dead last going 31-98 and left after an hour. That's why I can do that," she explained about Gillilan Place.

"My grandfather created exciting and artistic's a certain sense of place in doing something. I whether it's paper, pencil or an artistic expression."

"I like to take something and make it more better than it was when I started."

Anne credits Blaine Hoffman of Bert, Klein and Hoffman with much of the help on restoration of the house, which has already been selected for the National Registry.

The exterior was restored by original two architectural styles: Mission Revival and Prairie School. The interior, which Anne planned to sell the period and her own artistic temperament, will house the "great hall," which she hopes will become an Academy of Fine Arts.

She does not plan to live in Gillilan Place, but she wants to work there.

Her paintings will be exhibited and will include those for which she has been honored by the Texas Fine Arts Association. Award-winners are "Love is Warm and Soft," "Islands" and "The Crab."

Her favorite subjects are her friends, particularly women and children. She also does portraits and outdoor markets, and most recently she has begun painting jungle scenes.

The many rooms of Gillilan Place, which feature oak flooring, elaborate mantels and many fireplaces, can be used, she says, for sit-down dinners, for parties, for an house, for any creative thing the community wishes.

For the gala Saturday night, the grounds were planted with flowering chrysanthemums, but they are soon to be replaced with 7,700 daffodils. More flowers



# the arts

Sunday, January 4, 1981 Page 26

## Gilfillan Place artist's dream come true

by KATHRYN McKEHNA BOGGS  
Special to the Austin American-Statesman

When public relations specialist Arne Colbin Baldeschwiler first saw the Gilfillan Place building, she was not looking for a place to live.

When the lady Kirtland and her husband, John Kirtland, died, she inherited the building. It was a large, two-story house with a porch that ran around the front and side of the building. It was a beautiful house, and she loved it.

Combining a love of architecture with an art background, Baldeschwiler has transformed the building into a unique space. She has added a second story, a third story, and a fourth story. She has also added a large porch that runs around the front and side of the building. The building is now a beautiful, modern house with a rich history.

She plans to use the 19th-century structure as a gallery and school, as well as an exhibition space for a permanent art collection. The building is now a beautiful, modern house with a rich history.

Baldeschwiler appears comfortable with the elaborate choices she has made and the opportunities that are available to her because of her financial position. She grew up with the Green River, and she was the founder of the Fort Howard Paper Co. and the Fort Howard Paper Co. She is a woman of many talents.

After purchasing the building in August, she committed the architectural firm of Bell, Kitch and Hoffman to initiate a 100-day remodeling project that was orchestrated by construction supervisor Richard Peaty.

The old home was brought to life with newly sanded oak floors and reconditioned, hand-carved fireplace mantels. Additional stairwells were built with custom handrails, steps and balustrades constructed on-site. Steel beams were inserted into old walls to give the building added support. Extensive track lighting was installed to illuminate walls that are embellished by works of art. Numerous Oriental rugs and antique furnishings were purchased to coordinate with fabric-covered walls and carefully selected colors of paint.

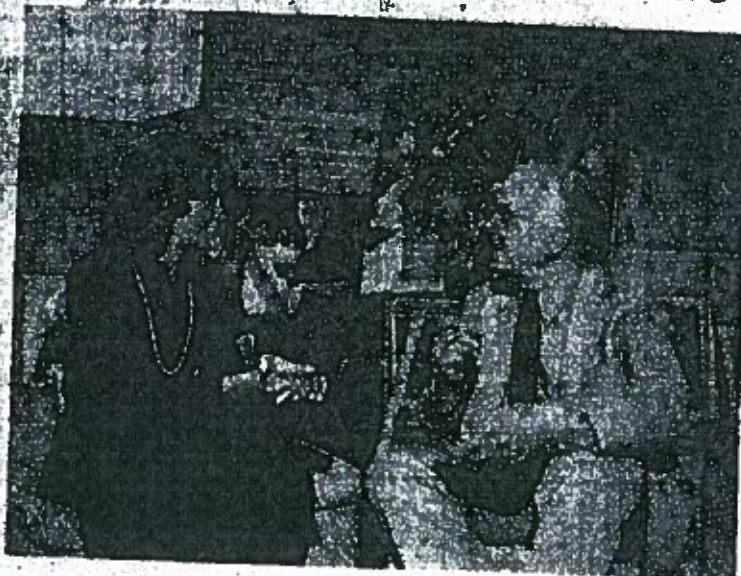
An elaborate landscape plan includes flowers that will bloom with the change of seasons, offering a gift of color to passers-by. 7,000 daffodils will herald the coming of spring when they unfold in March and April.

The building has been christened Gilfillan Place after its original owner, William L. Gilfillan, one of the founders of Austin National Bank. Situated a few blocks from downtown, in what was once the neighborhood of the socially and financially successful, the home was designed by architect Charles Page, and recently has been included in the National Register of Historic Places.

It's a home improvement project beyond the imagination of most.

Having the financial means, the creative imagination and a sometimes altruistic generosity, Baldeschwiler sees the project as an opportunity to return the building to the city and its inhabitants. Upon completion of the remodeling, she has 1,000 invitations to the Dec. 6 opening celebration, which included an orchestra, a string ensemble, a harpist, a pianist, local and imported foods from barbecue to crab legs to Italian cream cakes, and a Christmas wonderland of lights and ornaments that took professional decorator H. J. Thompson two days and a night to complete.

Gilfillan Place features an elaborate sitting room, dining room and kitchen that can be rented for weddings, meetings and parties; a second-floor Great Hall decked out with a stage for music recitals and art exhibitions; several empty rooms of yet-to-be-determined use; an office owner's secretary, a shipping and receiving room for packaging orders of the artist's posters and paintings; and a little atelier that has a few artists have enjoyed, which will eventually house a school of fine arts.



Arne Colbin Baldeschwiler talks over plans with artist Gustav Likan in the attic studio of Gilfillan Place.

Staff Photo by Kathleen

Baldeschwiler hired lighting specialist Bill Davis, who formerly worked with the University of Texas Art Museum, to design lighting for the display of art works hung on every available wall, from the foyer to the stair landings and throughout each room. She is currently exhibiting her own brightly colored acrylic canvases which follow feminine themes of mothers with children, flowers, animals, outdoor markets and personal friends.

Other exhibits will be brought to Gilfillan Place for display. She is working to put together a show from Santa Fe, and she says she would like to compose an exhibit of women's art that would focus on the "softer, more feminine aspects of women, telling what they think and feel about womanhood."

"There is an image that this house deserves," she said of the exhibits, which probably will be accompanied by seminars and workshops led by visiting artists. "When something is going on at Gilfillan Place, it must be top notch."

Baldeschwiler has begun to put together her own collection of art and plans to expand it, making selections based on her own tastes. To date, she has purchased a marble sculpture of a mother with two children and a painting.

As an artist, she was first attracted to the building because of its spacious attic that she thought would be ideal as an art studio. She has been an active painter since 1967, spending six to eight hours daily in a home studio, and enjoyed herself painting beneath the 75-year-old rafters.

But, being "a studio painter who prefers to work alone," her plans for the atelier have evolved from using it for her self into turning it into the initial classroom in what she hopes will be a full-fledged academy of fine arts.

Although the direction of the school may take a year to establish, the first classes will begin next month, taught by Baldeschwiler's artistic mentor and well-known Austin painter Gustav Likan. Other teachers will be selected by a yet to be formed board of directors.

"I want to give the students the same enthusiasm and

support that Mr. Likan has given to me," she said, hoping the school would earn "pride, confidence and respect from the community."

Along with scheduled classes, for which she has purchased 15 easels, the artist hopes to sponsor an "open studio" and invite fellow artists to share ideas about their own work and that of masters past and present. And, once a week she plans to hire a model to come in costume and allow participating artists to paint or draw on their own initiative.

Unlike most artists who await recognition from museums, galleries and the press, Baldeschwiler has taken the marketing of her work into her own hands. She has had posters made of several of her paintings, contracted with Ray Bell's public relations agency to design brochures and write press releases, and has taken out full-page, color advertisements in magazines like *Texas Monthly* and *Austin Homes and Gardens*, as well as local newspapers.

In her painting, she has taught herself "not to be afraid" is experiment, and then "free to do what I want," regardless of the salability or critical approval of the outcome.

The Gilfillan Place experience, the artist says, is "all new to me. I've never done anything like this before."

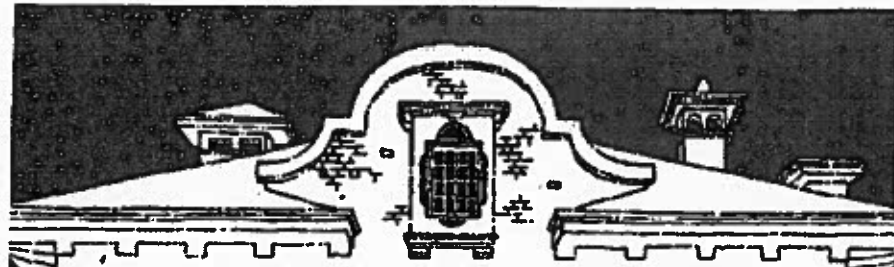
"The timing couldn't be better. Somebody has been looking over my shoulder."

But the events at Gilfillan Place are of secondary interest to an artist who anxiously awaits a return to the rhythm of a self-imposed painting routine.

In spite of her commitment to her work, she says her scheduled working day revolves around the school hours and holidays of her three children. Two daughters live with her in West Austin and a son lives in Hawaii with his father.

"The things that mean the most to me are simple things like family," she said, and the constant appearance of her children in both her conversation and her art work could make a believer out of the most calloused skeptic, especially those who watch for fairy tales to come true.

7/10/04 - publication - 10/10/04



· COFRIN PRESENTS ·

# Gilfillan Place

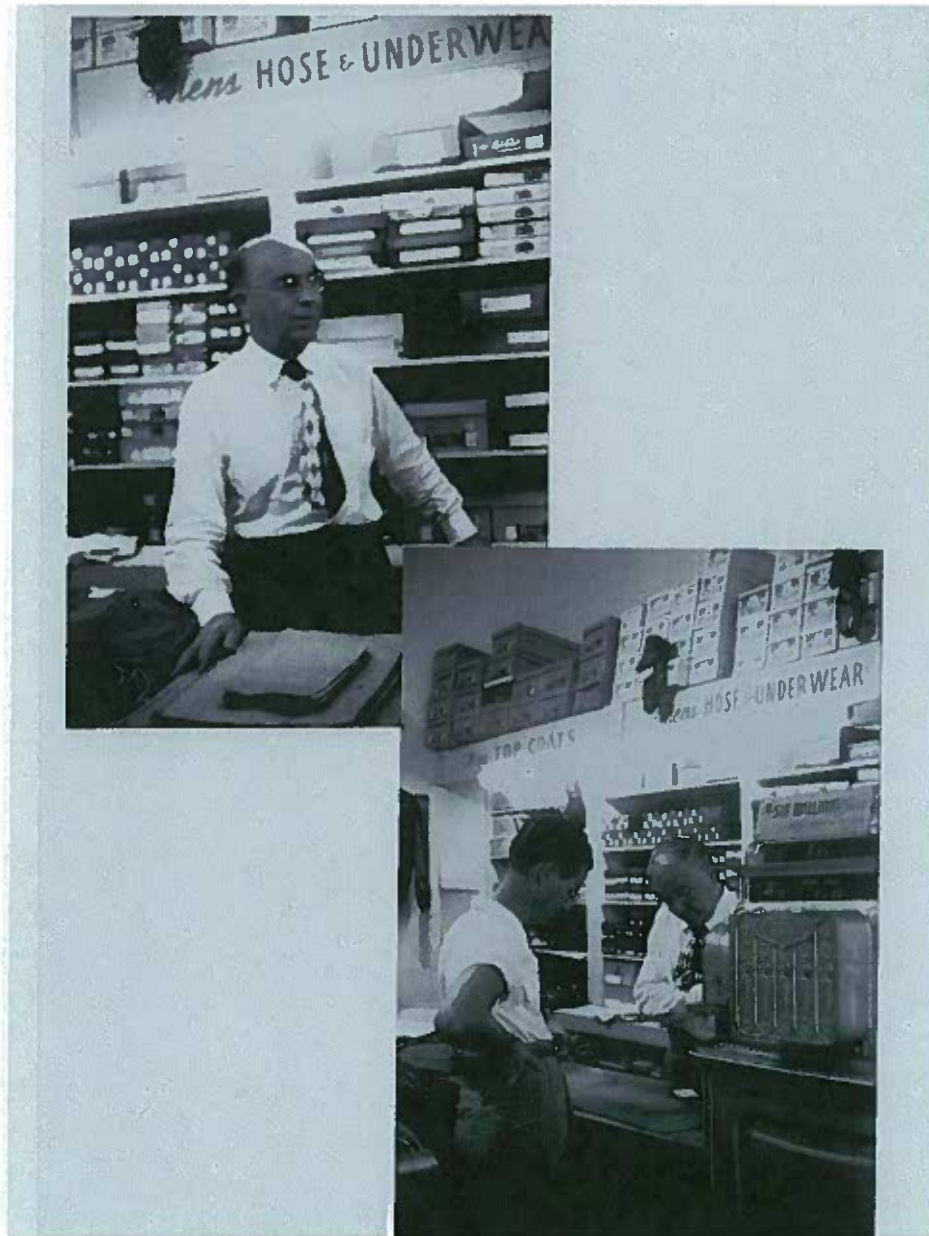
· A GIFT TO AUSTIN ·

Gilfillan Place sits on a hill overlooking downtown Austin at the center of the historic district. Anne Cofrin Baldeschwiler, an artist whose paintings are signed Cofrin, has completely restored the house at 603 West Eighth to its original elegance and adapted it to serve as her atelier and showroom.

The house is a magnificent turn-of-the-century mansion, a unique combination of architectural styles that has been selected for the National Register of Historic Places. Cofrin envisions the home as a community 'creative space' for local fine artists and eventually an academy of fine arts for Austin.

Gilfillan Place will be made available to selected civic and charitable organizations for meetings and events.

The renovation of Gilfillan Place has given Austin back one of its most elegant and impressive landmarks—a gift of the heart from Anne Cofrin Baldeschwiler.



Max Silberstein in the Austin Man's Shop

(Date unknown)





Historic photographs of the house

(Dates unknown)



Max and Sadye Silberstein

(Date unknown)



## A. APPLICATION FOR HISTORIC ZONING

OK to go  
SS  
9-26-08

### PROJECT INFORMATION:

DEPARTMENTAL USE ONLY	
APPLICATION DATE: _____	FILE NUMBER(S): _____
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>Jane &amp; Bill Pollard</u>		
2. PROJECT NAME:	<u>The Silberstein House</u>		
3. PROJECT STREET ADDRESS (or Range):	<u>2506 Harris Blvd.</u>		
ZIP	<u>78703</u>	COUNTY:	<u>Travis</u>
IF PROJECT ADDRESS CANNOT BE DEFINED ABOVE:			
LOCATED _____	FRONTAGE FEET ALONG THE <u>N. S. E. W.</u> (CIRCLE ONE) 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
<u>SF-3</u>	<u>Residence</u>	_____	_____	<u>Residence</u>	<u>SF-3-H</u>
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

### RELATED CURRENT CASES:

6. ACTIVE ZONING CASE?	(YES/NO)	FILE NUMBER:	_____
7. RESTRICTIVE COVENANT?	(YES/NO)	FILE NUMBER:	_____
8. SUBDIVISION?	(YES/NO)	FILE NUMBER:	_____
9. SITE PLAN?	(YES/NO)	FILE NUMBER:	_____

0.2558 7

PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):

10a. SUBDIVISION REFERENCE: Name: Pemberton Heights  
Block(s) 5 Lot(s) N 20 ft. of Lot 3 Outlot(s) \_\_\_\_\_  
Plat Book: 3 Page and S. 40 ft. of lot 4  
Number: 134 + 136 Section: 1  
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: \_\_\_\_\_ PAGE: \_\_\_\_\_ TAX PARCEL I.D. NO. 01150102060000

OTHER PROVISIONS:

12. IS PROPERTY IN A ZONING COMBINING DISTRICT / OVERLAY ZONE? YES ☐ NO ☒  
TYPE OF COMBINING DIST/OVERLAY ZONE (NCCD, NP, etc) \_\_\_\_\_  
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: Jane Pollard NAME: Jane & Bill Pollard  
FIRM NAME: \_\_\_\_\_ TELEPHONE NUMBER: \_\_\_\_\_  
STREET ADDRESS: 2506 Harris Blvd.  
CITY: Austin STATE: TX ZIP CODE: 78703  
EMAIL ADDRESS: Jane.Pollard@PrescottLegal.com

AGENT INFORMATION (IF APPLICABLE):

17. AGENT CONTACT INFORMATION  
SIGNATURE: Suzanne Decker NAME: Suzanne Decker  
FIRM NAME: \_\_\_\_\_ TELEPHONE NUMBER: 477-2929  
STREET ADDRESS: 2502 Harris Blvd.  
CITY: Austin STATE: TX ZIP CODE: 78703  
CONTACT PERSON: Suzanne TELEPHONE NUMBER: \_\_\_\_\_  
EMAIL ADDRESS: Suzanne@Grande.com.net

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.

Jane Pollard      9-25-08  
Signature      Date  
Jane Pollard  
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.

Jane Pollard      9-25-08  
Signature      Date  
Jane Pollard  
Name (Typed or Printed)

\_\_\_\_\_  
Firm (If applicable)

## E. ACKNOWLEDGMENT FORM

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

I, Jane Pollard 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

2506 Harris Blvd.  
(Address or Legal Description)  
Austin, Texas 78703

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.

Jane Pollard  
(Applicant's signature)

9-25-08  
(Date)

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

NO 1038102

ACCOUNT NUMBER: 01-1501-0206-0000

PROPERTY OWNER:

POLLARD WILLIAM C & JANE E FIE  
JANE E FIELDS  
2506 HARRIS BLVD  
AUSTIN, TX 78703-2408

PROPERTY DESCRIPTION:

N30 FT OF LOT 3 \* & S 40 FT LOT 4 B  
LK 5 PEMBERTON HEIGHTS SEC 1

ACRES 0.000 MIN% .00000 TYPE

SITUS INFORMATION: 2506 HARRIS BLVD

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
2007	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 2007 \$15,731.27

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2007 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 09/25/2008

Fee Paid: \$10.00

Nelda Wells Spears  
Tax Assessor-Collector

By: 