

# **ZONING CHANGE REVIEW SHEET**

**CASE NUMBER:** C14H-2009-0004

**HLC DATE:**

January 26, 2009  
February 23, 2009  
March 2, 2009  
April 14, 2009  
April 28, 2009

**PC DATE:**

**APPLICANT:** Historic Landmark Commission

**HISTORIC NAME:** W. E. Miller House

**WATERSHED:** Waller Creek

**ADDRESS OF PROPOSED ZONING CHANGE:** 4810 Rowena Avenue

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

**SUMMARY STAFF RECOMMENDATION:** Staff does not recommend the proposed zoning change from single family residence, neighborhood conservation, neighborhood plan (SF-3-NCCD-NP) combining district to single family residence – Historic Landmark, neighborhood conservation, neighborhood plan (SF-3-H-NCCD-NP) combining district zoning.

**HISTORIC LANDMARK COMMISSION ACTION:** January 26, 2009: Initiated the historic zoning case and asked the staff to report on the feasibility of a local historic district for this area. Vote: 6-0 (Arriaga absent). February 23, 2009: Postponed the public hearing on the case to a specially-called meeting on March 2, 2009 for a full Commission. Vote: 5-0 (Rosato and Myers absent). March 2, 2009: Recommended the proposed zoning change from single family residence, neighborhood conservation, neighborhood plan (SF-3-NCCD-NP) combining district to single family residence – Historic Landmark, neighborhood conservation, neighborhood plan (SF-3-H-NCCD-NP) combining district zoning. Vote: 7-0.

**PLANNING COMMISSION ACTION:** April 14, 2009: Postponed the case to April 28, 2009 at the neighborhood's request.

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

**CITY COUNCIL DATE:** April 30, 2009

**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:** Hyde Park Neighborhood Association

**BASIS FOR RECOMMENDATION:**

Staff contends that the house has neither the historical nor the architectural significance to warrant individual designation as a historic landmark, and further is only potentially contributing to a historic district incorporating the J.J. Hegman Subdivision due to alterations such as the application of vinyl siding.

**Architecture:**

One-story, rectangular-plan front-gabled frame bungalow with a partial-width front-gabled partially-inset porch; single and paired 1:1 fenestration.

**Historical Associations:**

The first known residents at this address were the Rev. W.E. and Sallie Miller, who had moved here from Huntsville, Texas, where W.E. (Walter E.) had served as a prison chaplain. The Millers were originally from Titus County in northeast Texas, where W.E. had been a farmer before going into the ministry. W.E. and Sallie Miller had several children. One of their daughters married Frank W. Woolsey of Austin, who is listed as the owner of the house in a 1939 water service permit. Woolsey was a prominent Austin insurance man, who operated the Austin Mutual Life Insurance Company for many years. One of W.E. and Sallie's sons, William Eugene (who also went by W.E.), and his wife Claudia, are listed as the occupants of this house in city directories beginning in 1937, following the death of the Rev. W.E. in 1936. William Eugene Miller is listed as an unmarried assistant storekeeper at Austin State Hospital in city directories of 1930-31, 1932-33, and 1935, although it appears that he and Claudia were married around 1932. William Eugene does not appear in the 1930 U.S. Census of Austin, either at this residence, or at the Austin State Hospital, indicating his move to Austin late in 1930 or some time in 1931. From 1937 until his retirement in 1971, William Eugene worked as a book-keeper for insurance companies, initially for his brother-in-law Frank W. Woolsey's Austin Mutual Life Insurance Company, and then later for National Western Life Insurance Company. William Eugene died in 1992; his widow Claudia remained in the house for several years thereafter. Before she died in 2007, she transferred the house to her daughter, Pamela Southerland, who sold it to the current applicant for a demolition permit.

**Applicability of a Local Historic District:**

See the attached inventory and evaluation of contributing status.

**PARCEL NO.:** 0223080122

**LEGAL DESCRIPTION:** Lot 6, Block 12, J.J. Hegman Subdivision

**ANNUAL TAX ABATEMENT:** \$2,715 (owner-occupied), city portion: \$661; \$1,375 (income-producing), city portion: \$330.

**APPRAISED VALUE:** \$264,020

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

**CONDITION:** Good

**PRESENT OWNER:** Jon Kutner Jr.

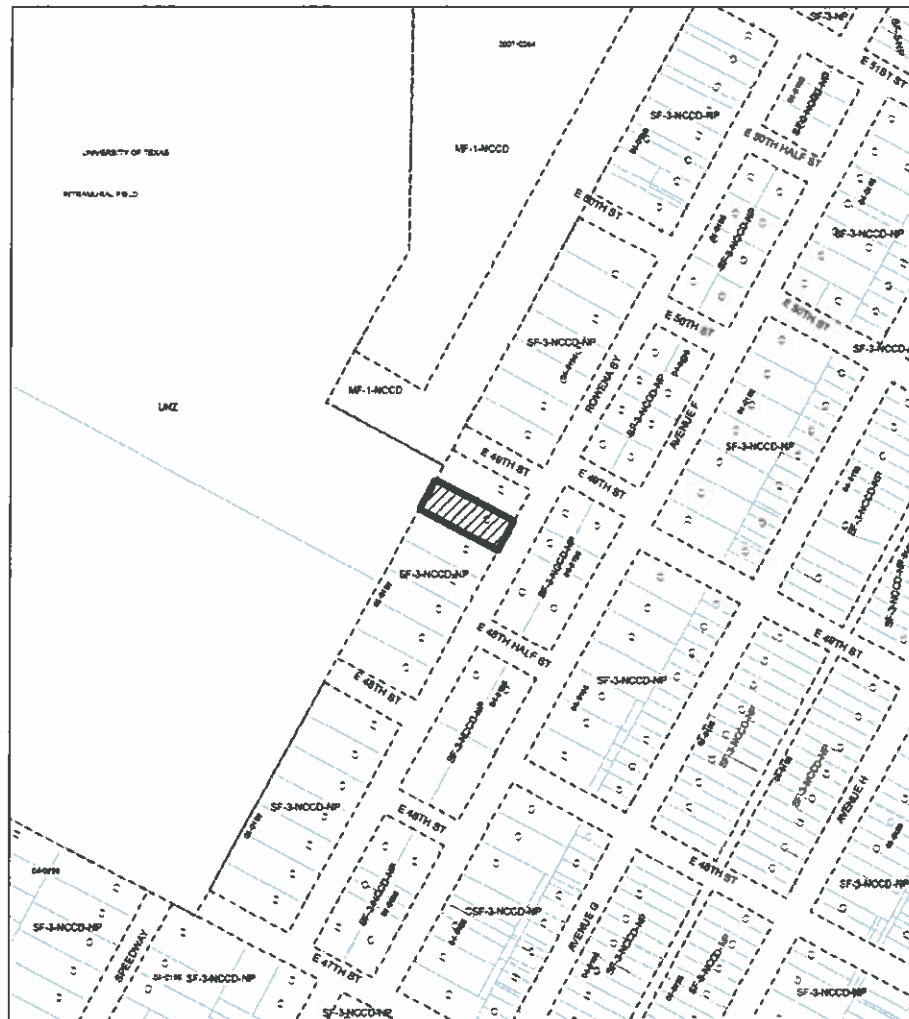
**DATE BUILT:** ca. 1931

**ALTERATIONS/ADDITIONS:** None.

**ORIGINAL OWNER(S):** Rev. W.E. and Sallie Miller

**OTHER HISTORICAL DESIGNATIONS:** None.

**LOCATION MAP**



- SUBJECT TRACT
  - ZONING BOUNDARY
  - PENDING CASE
- OPERATOR: S. MEES

HISTORIC DEMOLITION PERMIT  
ZONING CASE#: HDP-2008-0672  
ADDRESS: 4810 ROWENA ST  
SUBJECT AREA: 0.000 ACRES  
GRID: K26  
MANAGER: 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.



4810 Rowena Avenue  
ca. 1931



## OCCUPANCY HISTORY 4810 Rowena Avenue

City Directory Research, Austin History Center  
By City Historic Preservation Office  
December 2008

1987	William E. and Claudia B. Miller, owners Retired
1981	William E. and Claudia B. Miller, owners William: Retired Claudia: Employed by Austin State Hospital
1975	William E. and Claudia B. Miller, owners William: Retired Claudia: Clerk, Austin State Hospital
1969	William E. and Claudia B. Miller, owners Book-keeper, National Western Life Insurance Company, 2116 Hancock Drive
1963	William E. and Claudia B. Miller, owners Book-keeper, Austin Mutual Life Insurance Company, 300 W. 8 <sup>th</sup> Street (F.W. Woolsey, president)
1958	William E. and Claudia B. Miller, owners Book-keeper, Austin Mutual Life Insurance Company, 300 W. 8 <sup>th</sup> Street (F.W. Woolsey, president)
1953	William E. and Claudia B. Miller (not listed as owners) Book-keeper, Austin Mutual Life Insurance Company, 300 W. 8 <sup>th</sup> Street (F.W. Woolsey, president)

- 1949 William E. and Claudia B. Miller (not listed as owners)  
Book-keeper, Austin Mutual Life Insurance Company, 800 Lavaca Street (F.W. Woolsey, president)
- 1947 William E. and Claudia B. Miller (not listed as owners)  
Book-keeper, Austin Mutual Life Insurance Company, 323-30 Littlefield Building (F.W. Woolsey, president)
- 1944-45 William E. and Claudia B. Miller (not listed as owners)  
Book-keeper, Austin Mutual Life Insurance Company, 323-30 Littlefield Building (F.W. Woolsey, president)
- 1942 William E. and Claudia B. Miller (not listed as owners)  
Accountant, Austin State Hospital
- 1940 William E. and Claudia B. Miller (not listed as owners)  
Accountant, Austin, State Hospital
- 1937 W. Eugene and Claudia Miller, owners  
Book-keeper, Austin State Hospital
- 1935 Rev. W. E. and Sallie Miller, owners  
No occupation listed  
NOTE: W. Eugene (unmarried) is listed as an assistant storekeeper at Austin State Hospital. He did not list a separate residential address.
- 1932-33 Rev. Walter E. and Sallie M. Miller, owners  
No occupation listed  
NOTE: W. Eugene (unmarried) is listed as an assistant storekeeper at Austin State Hospital. He did not list a separate residential address.
- 1930-31 No houses are listed on Rowena Street.  
NOTE: Rev. W.E. and Sallie M. Miller are not listed in the directory.  
NOTE: W. Eugene Miller is listed as an assistant storekeeper at Austin State Hospital. He did not list a separate residential address.

Connection Charge \$ 16.00 No 16160A  
 APPLICATION FOR SEWER CONNECTION.  
 Austin, Texas, 9-26 1937  
 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 F.W. Woolsey  
 at 4810 Rowena Ave Street,  
 further described as lot 6, block 12, outlot \_\_\_\_\_,  
 subdivision Hecman's Subdivision, plat 211  
 which is to be used as a Res  
 In this place there are to be installed one fixtures.  
 I agree to pay the City Sewer Department the regular ordinance  
 charge. Respectfully, Andrew W. Miller  
F.W. Woolsey  
 DTG. Permit 890  
 Connected 4-20 1935 7-6-45  
 Size of Main 6 inches.  
 Size of Service 4 inches.  
7 Feet Deep at main 4'-at PL  
27 Feet from Property Line N of S.L.  
 Feet from Curb Line \_\_\_\_\_  
 Inspected by William E. Miller A. 1354  
 Connection made by Ben Hecman  
19762 16160A L.H.B.

Sewer service application by F.W. Woolsey for 4810 Rowena (1939)

NOTE: William Eugene Miller's sister was married to Frank W. Woolsey, who was the president of Austin Mutual Life Insurance Company, where W.E. Miller worked from the mid-1940s through the mid-1960s.

According to the 1930 U.S. Census, Walter E. Miller was the prison chaplain at the Texas State Penitentiary in Huntsville. He was born in 1869 in Mississippi, and was at the time of the census report 69 years old. His wife, Sallie, was 55, and had been born in Arkansas. They had a 15 year old son, Harrell, living with them in Huntsville.

The 1920 U.S. Census shows the Miller family living in Rosenberg, Texas where Walter E. Miller was listed as a Christian minister, and where their son, William Eugene Miller, the later owner of this house, attended high school. The Millers have five children listed, including son Eugene (William Eugene), then 14. The Millers rented their house in Rosenberg.

The 1910 U.S. Census shows the Miller family living in Titus County, Texas, where Walter E. Miller is shown as a clergyman, gospel preacher. Son Eugene (William Eugene) was then 4 years old. William Eugene Miller's obituary states that he was born in Cookville, Titus County, Texas and graduated from high school in Rosenberg, Texas.

The 1900 U.S. Census shows the Miller family in Titus County, Texas, where Walter E. Miller is shown as a farmer. With them lived Sallie's brother and sister, Ewin Crawford and Rebecca Crawford. Rebecca was then 34 years old and listed her occupation as a house-keeper. Ewin Crawford, then 20, is listed as a farm laborer. Like Sallie, they had been born in Arkansas.

## THE DEAD

**MILLER**—The Rev. W. E. Miller, 55, retired Christian minister, died Saturday morning at his home, 1515 Bowen street. He is survived by his widow, three daughters, Miss Alys Miller, Mrs. F. W. Woolsey and Mrs. E. J. Cranfield; two sons, Harold Ned Miller and Eugene Miller, all of Austin.

Funeral services will be held from the Cook Funeral home Sunday at 4 p. m. with the Rev. H. C. Garrison, E. C. Mace and Virgil Fisher officiating. Interment will be in the Austin Memorial Park. Pallbearers will be Dr. J. S. Koenig, Steve D. Hoffington, Herbert L. Smith, John L. Sockats, Charles Zwiener and J. E. Roberts.

Obituary of Rev. W.E. Miller  
Austin Statesman, April 4, 1936

## REV. W. E. MILLER

Funeral services for the Rev. W. E. Miller, 55, will be held from the Cook Funeral home Sunday at 4 p. m. with the Rev. H. C. Garrison, E. C. Mace and Virgil Fisher officiating.

Burial will be in Austin Memorial park. Pallbearers will be Dr. J. S. Koenig, Steve D. Hoffington, Herbert L. Smith, John L. Sockats, Charles Zwiener, and J. E. Roberts.

The Rev. Miller is survived by his widow; three daughters, Miss Alys Miller, Mrs. F. W. Woolsey, and Mrs. E. J. Cranfield; two sons, Harold Ned Miller and Eugene Miller, all of Austin.

Funeral notice for Rev. W.E. Miller  
Austin American, April 5, 1936

**MRS. MARJORIE S. MILLER**  
 Mrs. Marjorie S. Miller, widow  
 of the late Rev. W. E. Miller, of  
 Austin, died at a local hospital  
 Wednesday after a short illness.  
 Survivors are three daughters,  
 F. W. Wooten, Mrs. Alma Miller  
 and Mrs. Marjorie Crawford; sons,  
 W. Eugene Miller and  
 Ned Miller, all of Austin, and  
 brothers, E. L. Crawford of  
 Leno and A. J. Crawford of  
 Worth.  
 Services will be conducted by  
 the Rev. M. E. Sadler, assisted  
 by the Rev. C. M. Ruby, Thursday  
 10:30 a. m. at the Thurlow Wood  
 funeral home. Burial will be in  
 Austin Memorial park.

Obituary of Sallie Miller  
 Austin American, May 16, 1940

**MRS. MARJORIE S. MILLER**  
 Services for Mrs. Marjorie S.  
 Miller, widow of the late Rev. W.  
 E. Miller, were conducted by the  
 Rev. M. E. Sadler, assisted by the  
 Rev. C. M. Ruby, Thursday at the  
 Thurlow Wood funeral home. Pal-  
 bearers were Charles Zwickner, Har-  
 nest Raven, J. R. Roberts, Herbert  
 L. Smith, Dr. J. A. Manning, and W.  
 W. Brown. Burial was in Austin  
 Memorial park.

Funeral notice for Sallie Miller  
 Austin American, May 17, 1940



### William Eugene Miller

William Eugene Miller, 86, of Austin died Friday, April 17, 1992.

He was born December 15, 1905 in Cookville, Titus County, Texas and graduated from Rosenberg High School in Rosenberg, Texas. He retired from National Western Life Insurance in April 1971. Mr. Miller was a member of Wonsley Drive Church of Christ.

Funeral services will be held at 11:00 AM on Monday in the Colonial Chapel at Cook-Walden Funeral Home, with Minister Robert Lacoste officiating. Interment will be in Austin Memorial Park.

Mr. Miller is survived by his wife of 60 years, Claudia Tucker Miller. They celebrated their anniversary on February 25, 1992. Other survivors include his daughters, Jert Gruetzner of Elgin, and Pamela Anne Southerland of Austin; sons, Robert Eugene Miller of Houston and Douglas Keith Miller of Austin; brother, Ned Miller of Fredericksburg; sister, Marjorie Pope of Austin; 10 grandchildren and six great-grandchildren.

Pallbearers will be Truman Cox, Bill Woosley, Brian Gruetzner, Glenn Gruetzner, Mike Gruetzner, and Chris Gruetzner.

Obituary of William Eugene Miller  
Austin American-Statesman,  
April 19, 1992



Claudia Beatrice Miller

In Loving memory of Claudia Beatrice Miller, age 95, who went to the Lord on October 30, 2007. She had been a resident of Austin for the past 70 years, and a member of the Church of Christ.

William Eugene Miller, husband of 60 years, preceded her in death. She is survived by two daughters, Geraldine Gruetzner and husband August of Elgin and Pam Southerland and husband Vince of Austin; and two sons, Robert Miller and wife Irene of Spring and Douglas Miller and Cara of Austin.

Claudia was a loving mother, grandmother and great grandmother. She was an avid gardener and a wonderful cook. She was a teacher by example and a loving Christian woman.

Services will be at 2:00 p.m. Saturday, November 3, 2007 in the Davis Chapel of Cook-Walden Funeral Home, 6100 N. Lamar Blvd. followed by interment at Austin Memorial Park.



**COOK-WALDEN**  
Funerals & Cremations  
6100 North Lamar  
454-9607

Obituary of Claudia Miller  
Austin American-Statesman,  
November 1, 2007

**Sadowsky, Steve**

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**From:** straytexan@yahoo.com

**Sent:** Thursday, January 29, 2009 4:05 PM

**To:** Sadowsky, Steve

**Subject:** Opposition of Owner to Historic Zoning: HDP-2008-0672, 4810 Rowena Street

Mr. Sadowsky,

I am the owner of the property at 4810 Rowena Street, Austin, Texas 78751. I oppose historic zoning for my property. Please accept this as a valid petition.

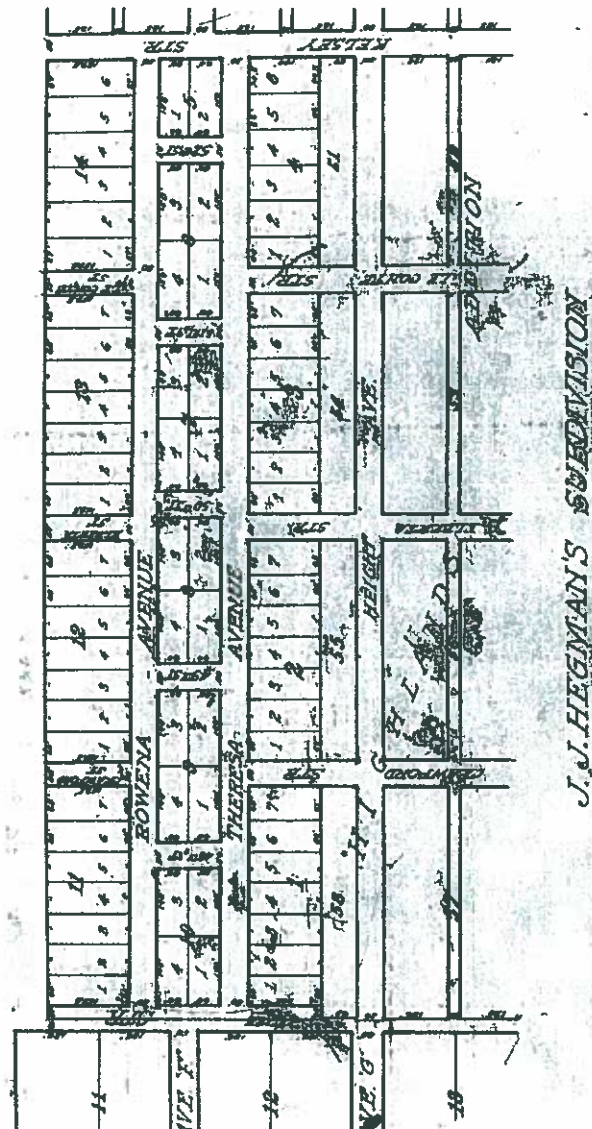
Regards,

Jon Kutner, owner  
4810 Rowena Street  
Austin, TX 78751

Mailing Address:  
Jon Kutner  
705 Lost Canyon  
Austin, TX 78746

# The J.J. Hegman Subdivision Austin, Texas

## Report on the Potential of A Local Historic District



Prepared by the City of Austin Historic Preservation Office  
February, 2009

The J.J. Hegman Subdivision was platted in 1925, and comprised 22 ½ acres at the north city limits of Austin beginning at 47<sup>th</sup> Street (the north city limits) and running to what is now 51<sup>st</sup> Street along Rowena Avenue and Avenue F.

J.J. Hegman was the owner of the Star and Crescent Theaters in downtown Austin at the time he purchased this property and subdivided it for sale. Hegman himself lived on this land. It is believed he lived in the house which now has an address of 108 E. 48<sup>th</sup> Street, but in earlier years had an address of 4805 Rowena Avenue. He moved to 4714 Rowena Avenue around 1932.

Jay J. Hegman, born in Galveston in 1883, came to Austin in 1915, opening the Queen Theater, reputed to have been the first theater in Austin devoted exclusively to the showing of motion pictures. He moved the Queen Theater at 7<sup>th</sup> and Congress (at the site of the ArtHouse; the old theater building has since been demolished). After he sold his interests in the Queen Theater, he moved back to Galveston for a few years to run the Grand Opera House there, and according to his obituary, returned to Austin in 1929, opening the Ritz Theater on E. 6<sup>th</sup> Street. However, city directory research indicates that Hegman was back in Austin as early as 1924, when he and his wife Elizabeth and their son Elmo are listed as living at 502 Crockett Street. The 1927 city directory shows him in the real estate business at 920 Congress Avenue, while his wife Elizabeth is noted as the proprietor of the Star and Crescent Theaters. The 1927 directory is also the first to show the family living at 4805 Avenue F, in what would be the land that he subdivided in 1925. Hegman lived in the subdivision until around 1948; the 1949 city directory shows him living at 720 E. 32<sup>nd</sup> Street. Hegman died in Austin in February, 1953 at the age of 69.

The 1930 U.S. Census shows Jay J. and Elizabeth Hegman residing in the "Highland Addition" which had no addresses. Hegman owned his house, which was worth \$10,000, much more than any other house in the area, leading to the conclusion that it was the two-story brick house with the current address of 108 E. 48<sup>th</sup> Street. City directories in the 1920s and early 1930s may not be entirely trustworthy when researching this area, which was north of the city limit and in a semi-rural part of the county. There are no houses listed on Rowena Avenue until the city directory of 1932-33, and houses which currently have addresses on Rowena originally had addresses on Avenue F. Additionally, Hegman's address in city directories of the early 1930s indicate his residence at 4805 Avenue F, which would be on the opposite side of the street from the two-story brick house believed to have been his original residence in the area. The house currently standing at 4805 Avenue F was built in 1937, according to city building permit records. The house at 108 E. 48<sup>th</sup> Street is shown as a two-story brick-veneered house on the 1935 Sanborn map; there is no house shown at what would be 4805 Avenue F. The 1930 U.S. Census further shows that Hegman was in the moving picture business; his son Elmo, then 23, is listed as an operator at a moving pictures theater.

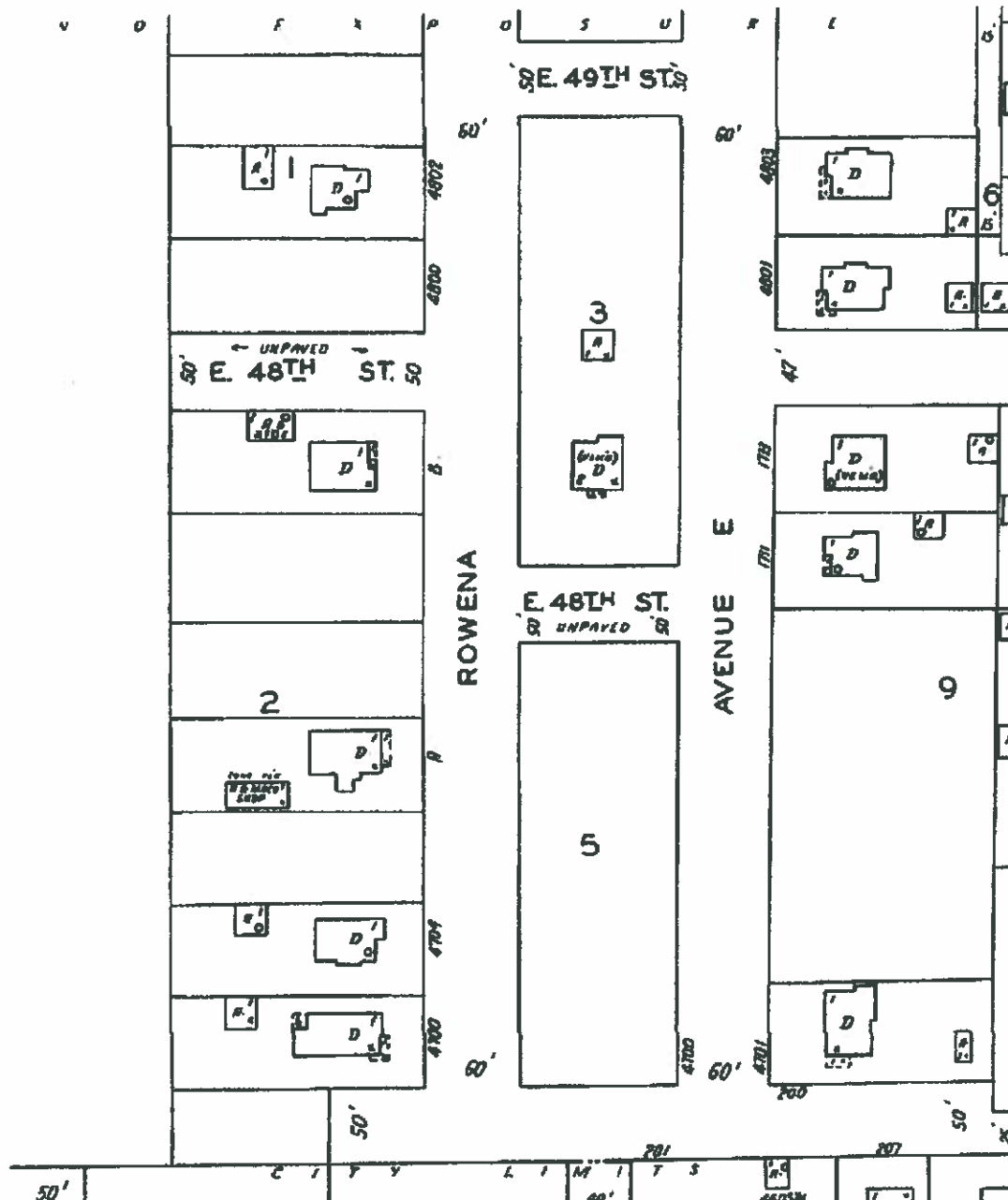
The 1920 census report shows the family living at 506 Crockett, off W. 6<sup>th</sup> Street; Hegman owned that house as well, and is listed as a theater manager.

The 1910 U.S. Census shows "John J." Hegman, his wife "Mary" – Elizabeth Hegman's middle name was Marie – and their two children, Elmo and Theresa, living in Dallas County where Hegman worked as a stenographer for an express office. The ages listed in the census report match up with other reports for the Hegmans in Austin.

A possible theory for the naming of the streets in Hegman's subdivision is that Rowena Avenue was named for Hegman's niece Rowena Hegman, who is listed in the 1920 U.S. Census as the 5-year old daughter of his brother Ben, living in Galveston. J.J. and Elizabeth's daughter was named Theresa; she was born in 1909. Theresa Avenue was the name noted on the 1925 plat for the street now known as Avenue F. Theresa Hegman married Larry Craddock, then the owner of a magazine and book store on Congress Avenue. Larry and Theresa Craddock built the house at 4715 Avenue F around 1934, across the street from the house in which she grew up. By that time, her parents had built the house at 4714 Rowena, just on the other side of the original Hegman house.

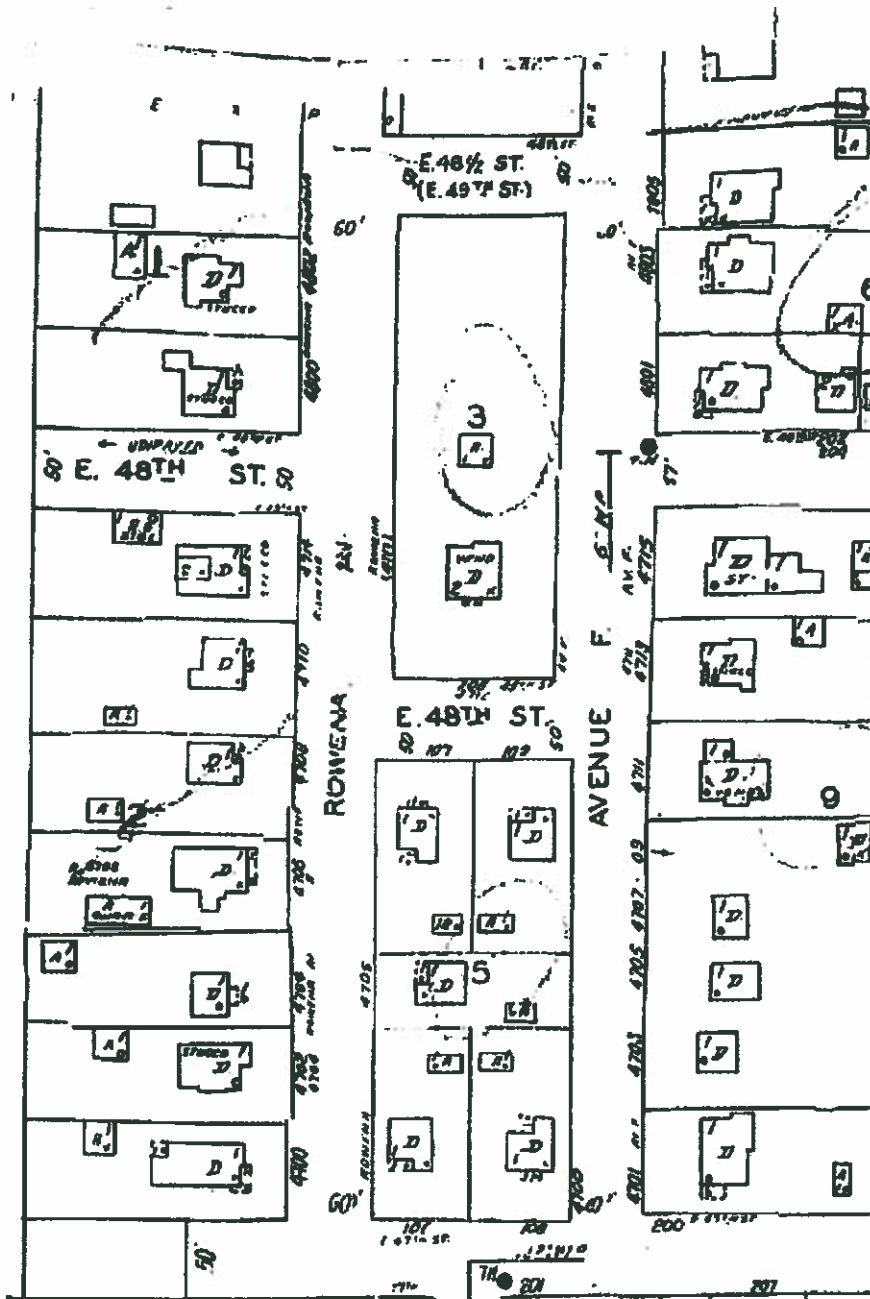
The subdivision appears to have grown rather slowly in its early years – the only houses listed in the 1927 city directory, two years after the subdivision was platted, belonged to Jay J. Hegman at 4805 Avenue F, and a Clarence A. Rowley and his wife Mildred, who had a house at 4810 Avenue F, which may have been on the same lot as the house with the current address of 108 E. 48<sup>th</sup> Street, but does not appear on the 1935 Sanborn map. Both the 1935 and the 1961 Sanborn maps only show the area of the subdivision south of what is now 48 ½ Street.

The 1935 Sanborn map shows houses at 4700 Rowena, 4704 (now 4702) Rowena, what is now 4706 Rowena, and what is now 4714 Rowena. Houses shown on Avenue F (misabeled as Avenue E on the map) are those at 4701 Avenue F, 4711 (now 4713) Avenue F, 4713 (now 4715) Avenue F, 4801 Avenue F, and 4803 Avenue F. All of the houses except for the brick house on the north side of 48<sup>th</sup> Street between Rowena and Avenue F are one-story frame houses.



The 1935 Sanborn map shows the houses in existence on Rowena Avenue and Avenue F (labeled Avenue E on this map). Note that the city limit was at 47<sup>th</sup> Street. The houses in Hegman's Subdivision were north of the city limit in 1935.

Several more houses were built in the late 1930s, including 4713, 4805, 4807, and 4813 Avenue F in 1937, 5009 Avenue F in 1938, and 5004 Avenue F, 4912, 5000, and 5001 Rowena, all built in 1939. All are one-story wood-frame houses. The period after World War II saw a much greater increase in building in the subdivision: 38 houses were built between 1945 and 1950. All are one-story houses; with only a few exceptions, all are wood-frame and wood-sided.



The 1961 Sanborn map shows the neighborhood more fully filled in. The three small houses on the large lot on the east side of Avenue F towards the bottom of the map have all been demolished and replaced with three new two-story houses.

There appear to be two more building booms in the subdivision: the late 1950s and 1960s saw the construction of several duplexes, generally of brick or stone, with carports separating them. The duplexes of this era are generally free-standing structures connected by garages or carports. The final period of building in the neighborhood has occurred since the late 1990s with the construction of two-story houses, generally much larger than the historic fabric of the neighborhood, and relatively massive in their street presence in comparison to the older, smaller, one-