

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2009-0020

HLC DATE:

July 27, 2009

PC DATE:

September 22, 2009

APPLICANT: Camille and Stephanie Tueni, owners

HISTORIC NAME: Dr. Ralph E. and Anna Cloud House

WATERSHED: Shoal Creek

ADDRESS OF PROPOSED ZONING CHANGE: 1718 Summitview Place

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 (Rosato 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: 9-0.

DEPARTMENT COMMENTS: The house is beyond the bounds of the Comprehensive Cultural Resources Survey (1984), but is listed as contributing to the Old West Austin National Register Historic District.

CITY COUNCIL DATE: October 1, 2009

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: Pemberton Heights Neighborhood Association

BASIS FOR RECOMMENDATION:

The ca. 1930 house is a good example of Tudor Revival style architecture and is associated with Dr. Ralph E. Cloud, a prominent physician and psychiatrist in Austin.

Architecture:

One-and-a-half story rectangular-plan side-gabled stucco-covered frame house in an eclectic Tudor Revival style with a front-gabled entry with an arched doorway and a "catslide" roof. A stuccoed chimney dominates the front façade of the house. There is a shed dormer piercing the right side of the front elevation and single and paired

1:1 and 6:6 Colonial Revival styled windows. Several modifications have been made to the house, including the infill of a portion of the front porch, the conversion of the original basement garage to a finished basement, and the construction of a separate guest house on the property.

Historical Associations:

The house appears to have been built in 1930. City directories do not list this address on Summitview Place (the old address was 48 Summitview Place) until the 1930-31 edition. Dr. Ralph E. Cloud and his wife Anna were the first residents of the house; they lived here from 1930 until Dr. Cloud's death in 1965. They moved here from the Oaks Sanitarium that Dr. Cloud had established at what would be today the 5200 block of Burnet Road, where they had lived since opening the sanitarium in 1916. Dr. Ralph Emerson Cloud was born near Del Valle, Texas in 1876, attended public schools in Austin, the University of Texas, and graduated from the University of Texas Medical Branch in Galveston in 1907. While still in school, he was assigned as a quarantine officer on the Texas-Louisiana border to prevent yellow fever from spreading into Texas, and had gone to Havana, Cuba to help quell the yellow fever epidemic there. Upon graduation from UTMB, he went to San Antonio as the assistant physician and pathologist at the Southwestern Insane Asylum; in 1911, he accepted a similar position at the North Texas Hospital for the Insane at Terrell. He was a noted pioneer in the establishment of private medical facilities for the care of mentally-ill patients in Texas. He opened the Heights Sanitarium in Houston in 1912, and in 1916, moved back to Austin to open the Oaks Sanitarium, where he served as superintendent and director until 1940. He was the assistant superintendent of the Austin State Hospital in the early 1940s, and then superintendent of the Austin State School from 1943 to 1949. In the 1950s, he maintained an office at the house; he passed away at the house in 1965 at the age of 89.

His wife Anna Randle Allen Cloud, was a noted expert in horticulture, and served as the president of the Austin Women's Garden Club for many years. Mrs. Cloud helped introduce many new species of flowering plants to Austin gardens. She passed away in Houston in 1970. Don and Joan Legge purchased the house in 1967; he was the executive secretary of the State Board of Architectural Examiners in the late 1960s. Several others owned the house in the 1970s; in 1998, Louise S. O'Connor purchased the house and performed major renovations to the house (detailed in the alterations/additions section below). The current owners, Camille and Stephanie Tueni, purchased the house in 2005.

PARCEL NO.: 01120202100000

LEGAL DESCRIPTION: Lot 83, Enfield C

ANNUAL TAX ABATEMENT: \$20,784 (owner-occupied); city portion: \$2,289 (capped).

APPRAISED VALUE: \$1,500,362

PRESENT USE: Single-family residence.

CONDITION: Excellent

PRESENT OWNERS:

Camille and Stephanie Tueni
1718 Summitview Place
Austin, Texas 78703

DATE BUILT: ca. 1930

ALTERATIONS/ADDITIONS: Between 1998 and 2005, the house underwent a major renovation and construction project, including the construction of a new finished basement in the place of the original basement garage, extensive landscaping in the front of the house, construction of a new rear porch and main entry to the house, and conversion of the porch on the southeast corner of the house to an enclosed office. The swimming pool has been added by the current owners. The guest house was designed by Dick Clark Architects and constructed in 1983.

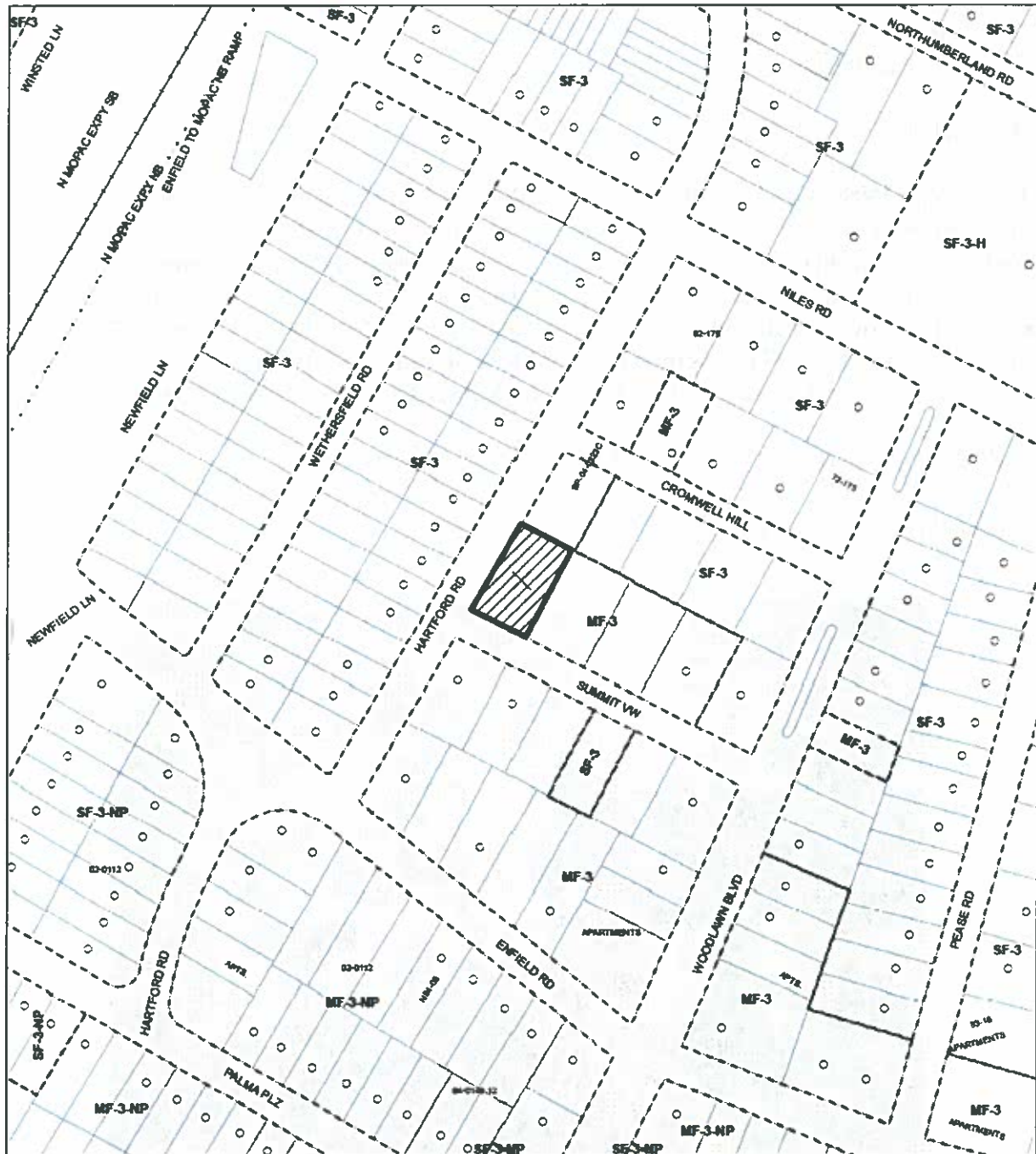
ORIGINAL OWNER(S): Dr. Ralph E. and Anna Cloud (1930)

OTHER HISTORICAL DESIGNATIONS: None.






Dr. Ralph and Anna Cloud House
1718 Summitview Place

LOCATION MAP



1" = 400'

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

OPERATOR: S. MEEKS

HISTORIC ZONING

ZONING CASE#: C14H-2009-0020
 ADDRESS: 1718 SUMMIT VW
 SUBJECT AREA: 0.000 ACRES
 GRID: H24
 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.

Dr. Cloud Succumbs Here at 89

A pioneer Texas physician and psychiatrist, Dr. Ralph Emerson Cloud, 89, died Friday morning at his residence, 48 Summit View.

He served as superintendent of the Austin State School from 1942-49, and before that had been assistant superintendent of the Austin State Hospital.

Dr. Cloud served on the committee in 1926 that selected a name for the city-county hospital. "Brackenridge" was the name selected, in honor of Dr. R. J. Brackenridge, who had performed long service in the interest of the city-county hospital. Serving with Dr. Cloud on the committee were Dr. George Decherd Sr., A. W. Griffith, Dr. Lee Edens and J. Thomas Ward.

Dr. Cloud, the son of John Wurts Cloud and Virginia Washington Cloud, was born on a plantation at Del Valle Jan. 24, 1878. He attended public schools in Travis County, Minnie Carrington University Preparatory School in Austin, The University of Texas, and was graduated from the University of Texas Medical Branch in Galveston in 1907. In 1913 he took post graduate courses in neuropsychiatry in New York City.

His first medical job was in 1905 when he was appointed a quarantine officer at a detention camp at Ruliff on Louisiana-Texas border to prevent the entrance of yellow fever into Texas. In 1906 he had a special assignment to Havana, Cuba, again working to keep yellow fever from spreading.

He was appointed assistant physician and pathologist at the Southwestern Insane Asylum in San Antonio in 1907 and in 1911 became assistant physician and pathologist at the North Texas Hospital for the Insane in Terrell.

In 1912 he established the Heights Sanitarium in Houston, and in 1916 established Oaks Sanitarium in Austin. He was director of Oaks Sanitarium from 1916 to 1940.

He served as president of the Travis County Medical Society and as president of the Seventh District Medical Society. He was a member of the American Board of Psychiatry and Neurology, a fellow of the Southern Psychiatric Association, a member of University Lodge No. 1199 AF&AM, Scottish Rite and Shrine, Sons of the Republic of Texas, Sons of Confederate veterans, Phi Chi Medical Fraternity and the Baptist Church.

He married Anna Randle Atlen Cloud in San Antonio Jan. 11, 1911.

Survivors are his wife, Austin; three daughters, Mrs. Virginia Green of Houston, Mrs. Ann Neumeister of Minneapolis, Minn., Mrs. Martha Ogilby of Chevy Chase, Md.; three sisters, Mrs. B. F. Rowe, Mrs. H. D. Mahaffey and Miss Myrtle Cloud, all of Austin, and seven grandchildren and four great-grandchildren.

Funeral arrangements are pending at Weed-Corley Funeral Home.

Obituary of Dr. Ralph E. Cloud
Austin Statesman, August 13, 1965

Pioneer Physician Burial Set

Funeral services for Dr.

~~Robert E. Cloud~~ will be ~~held~~
at 4 p.m. at Wood-Corley Funer-
al Home with Rev. William Den-
ham officiating. Burial will be
in Austin Memorial Park under
the auspices of the University
Masonic Lodge No. 1190 A.F.
& A.M.

Dr. Cloud, a pioneer Texas
physician and psychiatrist, died
Friday at his home, 48 Summit
View. He was 89.

Pallbearers will be T. C. Mc-
Cormick, Jess Watley, Grady
Chandler, W. J. Knobelstor,
Landis Mahaffey, Raymond Wil-
son, Allen Ingram, and George
Mercy.

The members of the Travis
County Medical Society will be
honorary pallbearers.

Funeral notice for Dr. Cloud
Austin American, August 14, 1965

A. APPLICATION FOR HISTORIC ZONING

OIC to go
SS
6-2-09

PROJECT INFORMATION:

10289577

DEPARTMENTAL USE ONLY	
APPLICATION DATE: <u>June 3, 09</u>	FILE NUMBER(S): <u>044 2009-0020</u>
TENTATIVE HLC DATE: _____	
TENTATIVE PC or ZAP DATE: _____	
TENTATIVE CC DATE: _____	
CASE MANAGER: <u>Steve Sadlosky</u>	CITY INITIATED: YES / NO
APPLICATION ACCEPTED BY: <u>Intervenor</u>	ROLLBACK: YES/NO

BASIC PROJECT DATA:

1. OWNER'S NAME:	<u>Tueni Camille NA Stephanie A</u>
2. PROJECT NAME:	<u>The Cloud House</u>
3. PROJECT STREET ADDRESS (or Range):	<u>1718 Summit View Place</u>
ZIP:	<u>78703</u> COUNTY: <u>TRAVIS</u>
IF PROJECT ADDRESS CANNOT BE DEFINED ABOVE:	
LOCATED _____	FRONTAGE FEET ALONG THE N. S. E. W. (CIRCLE ONE) SIDE OF
(ROAD NAME PROPERTY FRONTS ONTO), WHICH IS	
APPROXIMATELY _____	DISTANCE FROM ITS
INTERSECTION WITH _____	CROSS STREET.

AREA TO BE REZONED:

4. ACRES	<u>0.307</u>	(OR)	SQ.FT.	<u>16,000</u>	
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:	_____

PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):

10a. SUBDIVISION REFERENCE: Name: ENFIELD C
Block(s) _____ Lot(s) 83 Outlot(s) _____
Plat Book: 3 Page _____
Number: 106
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.:

Docket No 2005087409
11. VOLUME: _____ **PAGE:** _____ **TAX PARCEL I.D. NO.** 01-1202-0210-0000

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: [Signature] NAME: Tueni Camille & Stephanie
FIRM NAME: _____ TELEPHONE NUMBER: 512 689 4542
STREET ADDRESS: 1718 Summit View Place
CITY: Austin STATE: TX ZIP CODE: 78703
EMAIL ADDRESS: c.tueni@yahoo.com

AGENT INFORMATION (IF APPLICABLE): N/A

17. AGENT CONTACT INFORMATION
SIGNATURE: _____ NAME: _____
FIRM NAME: _____ TELEPHONE NUMBER: _____
STREET ADDRESS: Same as owner
CITY: _____ STATE: _____ ZIP CODE: _____
CONTACT PERSON: _____ TELEPHONE NUMBER: _____
EMAIL ADDRESS: _____

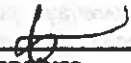
DEPARTMENTAL USE ONLY: _____

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.

 S Tuoni 5/24/09
Signature Date

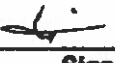
CAMILLE TUONI Stephanie Tuoni
Name (Typed or Printed)

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.

 S Tuoni 5/24/09
Signature Date

CAMILLE TUONI Stephanie Tuoni
Name (Typed or Printed)

Firm (If applicable)

E. ACKNOWLEDGMENT FORM

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

I, Carmille Stephanie Tueni 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

1718 Summit View Place

(Address or Legal Description)

Austin, TX 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.


(Applicant's signature)

5/24/09
(Date)

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

NO 1040987

ACCOUNT NUMBER: 01-1202-0210-0000

PROPERTY OWNER:

TUENI CAMILLE N & STEPHANIE A
1718 SUMMIT VIEW PL
AUSTIN, TX 78703-3323

PROPERTY DESCRIPTION:

LOT 83 ENFIELD C

ACRES 0.000 MIN± .00000 TYPE

SITUS INFORMATION: 1718 SUMMIT VIEW

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
2008	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

TOTAL TAX:
UNPAID FEES:
INTEREST ON FEES:
COMMISSION:
TOTAL DUE ==>

ALL PAID
* NONE *
* NONE *
* NONE *
ALL PAID

TAXES PAID FOR YEAR 2008 \$17,490.13

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2008 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 05/27/2009

Fee Paid: \$10.00

Nelda Wells Spears
Tax Assessor-Collector

By: 

History:

The house was built in 1928 of shiplap cypress, cedar and Calcasieu red pine (which was milled until 1930). The house was originally steam heated using ducts in the walls and radiators. There is an incinerator in the basement that is no longer used. Joan Legge took in the covered porch and installed a stained glass window. The guest house was added in 1983. It was designed by the Austin architect Dick Clark.

The floors are long-leaf yellow pine upstairs and oak downstairs.

The original owners were Dr. & Mrs. Cloud (Aunt of Frank Cooksey, Austin mayor, 1985 - 1988).

Dr. Cloud was a psychiatrist. Mrs. Cloud was president of the Austin Women's Gardening Club and planted all the bulbs in the yard (Snowbells, bluebells, narcissus, daylilies, Dutch and bearded iris, resurrector lilies). The turk's cap attract hummingbirds. Cardinals nest in the Crepe Myrtle. St. John's wart, Mountain Laurel, Locquats, Nandina, Barberry Pyracantha, Japonica Yaupon and Holly grow as well as various honeysuckles and Spirea. Gregg Salvia and Jasmine are also in the yard. Originally, there was an English garden in the backyard. The property also has four pecans, an elm, and two crape myrtles.

Joan Legge bought the house in 1957.

Tom & Laverne Bullard & Bill & Karen Greif bought it in 1976.

Jim & Tina Hanna and Ronnie Baker bought the house in 1978.

Louise S O'Connor bought the house in February 1998:

Major renovations and upgrades were done at that time: The original structure had a basement garage and utility area that was totally gutted. Ceilings, walls, plumbing, electrical, concrete floor, boiler and incinerator were replaced. A new finished basement and utility area was then rebuilt including:

- Structural column support footings.
- Sub floor French drain system.
- Sump-pump well.
- Sub floor DWV plumbing for floor drain, washing machine, utility sink, and half a bath.
- 5" reinforced concrete floating floor slab.
- The garage doors and driveway were removed and replaced with double entry access doors and a 4 car parking pad.
- Glass blocks were added to replace rotted windows.
- The area was divided into a utility room, laundry room, half a bath, and two storage/work areas.

Additional interior improvements at time of purchase by Louise O'Connor:

- Added two new complete HVAC systems.
 - o 1 - 5 ton, 2 speed AC with gas heat for basement and first floor.
 - o 1 - 4 ton, 2 speed AC with gas heat for 2nd floor.

- Super AC filtration.
- Added:
 - 2 – 40 gallon gas water heaters for laundry and first floor.
 - 1 – 40 gallon gas water heater for 2nd floor.
 - Added 1" copper water service line to each unit.
- Upgraded the electrical service with 2 circuit breaker boxes and 20 +/- new branch circuits.
- Added an AT&T business phone system.
- Added a security system with fire detection.
- Installed exhaust fans in all 4 restrooms.
- Added 14 "Period" Light fixtures.
- Most / All Lead paint removed.
- Asbestos removal.

Additional exterior improvements at time of purchase by Louise O'Connor:

- Reworked grading and added retaining wall to improve drainage away from house.
- Added brick, stone, and pebble walks.
- Added stone planters and rock walls in the front.
- Installed new Auto Irrigation system.
- Installed fencing around entire property:
 - Steel in front.
 - Wood privacy in rear.
- Added lights at front gate and steps.
- Added new rear porch and entry door to main house.

Additional interior improvements later done by Louise O'Connor:

- Complete new kitchen floor to ceiling.
- Converted porch on South East corner of the house to an enclosed office.

Camille and Stephanie Tueni bought the house in May 2005.

- 1- Original roof was replaced with a new shingle roof with a period appropriate style.
- 2- Fenced the 4 car parking area and added a swimming pool.
- 3- Added a paver stone driveway and electrical gate on the Summit View side of the house.
- 4- Fixed the cracks in the Stucco on the exterior.

