

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2009-0024

HLC DATE:

July 27, 2009

PC DATE:

September 22, 2009

APPLICANT: Chandler Ford, owner

HISTORIC NAME: Aycock House

WATERSHED: Shoal Creek

ADDRESS OF PROPOSED ZONING CHANGE: 1405 Wathen Avenue

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).

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. 1938 house is a Hugo Kuehne-designed brick cottage and associated with John C. Aycock, a prominent attorney, banker, stockbroker, and civic leader.

Architecture:

One-story L-plan brick veneered house with a stepped brick chimney piercing the middle of the front façade; partial-width independent shed-roofed porch; 8:8 fenestration. The house was designed by noted Austin architect Hugo Kuehne in 1938. Drawings are on file at the Austin History Center.

Historical Associations:

This ca. 1938 house was first owned and occupied by John C. and Dorothy Aycock. John C. Aycock, born in Crockett, Texas, attended Texas Christian University and the University of Texas Law School. He was the assistant city attorney in Austin then became an assistant state attorney general; he was president of the City National Bank in Austin and opened the Austin office of E.F. Hutton in 1963. He was very active in many civic and philanthropic activities in Austin, especially the Boy Scouts. His first wife, Dorothy, who remained in the house after the 1957 divorce, was the proprietor of Dorothy's Gift Box on W. 34th Street for many years.

PARCEL NO.: 01160015080000

LEGAL DESCRIPTION: Lot 6 and the East 5 feet of Lot 5, Block 19, Pemberton Heights, Section 5

ANNUAL TAX ABATEMENT: \$10,330 (owner-occupied); city portion: \$2,000 (capped).

APPRAISED VALUE: \$779,555

PRESENT USE: Single-family residence.

CONDITION: Excellent

PRESENT OWNER:

Chandler Ford
1405 Wathen Avenue
Austin, Texas 78703

DATE BUILT: ca. 1938

ALTERATIONS/ADDITIONS: A porch was enclosed to enlarge the kitchen and a carport constructed in 1961.

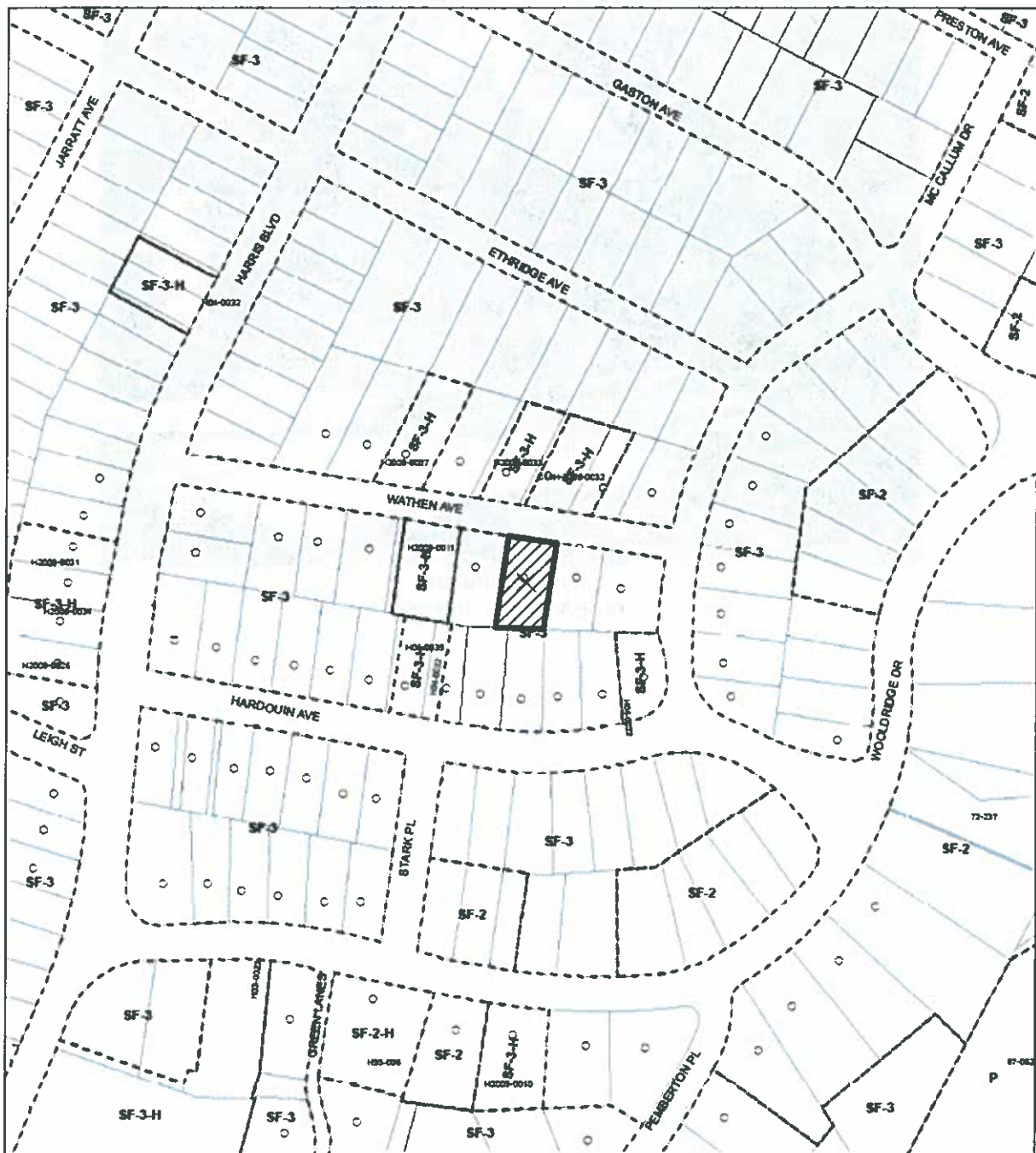
ORIGINAL OWNER(S): John C. and Dorothy Wills Aycock (1938)

OTHER HISTORICAL DESIGNATIONS: None.






Aycock House
1405 Wathen Avenue

LOCATION MAP



1" = 200'

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

OPERATOR: S. MEEKS

HISTORIC ZONING

ZONING CASE#: C14H-2009-0024
 ADDRESS: 1405 WATHEN AVE
 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.

OK to go
SS
6-25-09

10304248

DEPARTMENTAL USE ONLY

1. OWNER'S NAME: Chandler Ford
2. PROJECT NAME: The Aycock House
3. PROJECT STREET ADDRESS (or Range): 1405 Wathen Ave.
ZIP 78703 COUNTY: Travis
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.

4. ACRES 26.98 (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>
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

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: Pemberton Heights Section 5
Block(s) 19 Lot(s) 61 ES of Lot 5 Outlot(s) _____
Plat Book: Vol. 3 page 244 Page _____
Number: _____
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. 01160015080000

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: Chandler Ford NAME: Chandler Ford
FIRM NAME: _____ TELEPHONE NUMBER: 472-7112
STREET ADDRESS: 1405 Wathen Ave.
CITY: Austin STATE: TX ZIP CODE: 78703
EMAIL ADDRESS: cbf@Austin.RR.com

AGENT INFORMATION (IF APPLICABLE):

17. AGENT CONTACT INFORMATION
SIGNATURE: S Deaderick NAME: Suzanne Deaderick
FIRM NAME: _____ TELEPHONE NUMBER: 512-477-2929
STREET ADDRESS: 2502 Harris Blvd.
CITY: Austin STATE: TX ZIP CODE: 78703
CONTACT PERSON: Suzanne Deaderick TELEPHONE NUMBER: 512-477-2929
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.

Suzanne Seaderick 6-25-09
Signature Date
Suzanne Seaderick
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.

Chandler Ford 6-25-09
Signature Date
Chandler Ford
Name (Typed or Printed)

Firm (If applicable)

E. ACKNOWLEDGMENT FORM

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

I, Suzanne Deaderick 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

1405 Wathen Ave.
(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.

S Deaderick
(Applicant's signature)

6-25-09
(Date)

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

NO 1041264

ACCOUNT NUMBER: 01-1600-1508-0000

PROPERTY OWNER:

FORD CHANDLER B
1405 WATHEN AVE
AUSTIN, TX 78703-2527

PROPERTY DESCRIPTION:

LOT 6 * & E 5 FT OF LOT 5 BLK 19 PE
MBERTON HEIGHTS SEC 5

ACRES 0.000 MIN* .00000 TYPE

SITUS INFORMATION: 1405 WATHEN AVE

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

ALL PAID

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

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

YES PAID FOR YEAR 2008 \$14,213.36

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 06/25/2009

Fee Paid: \$10.00

Nelda Wells Spears
Tax Assessor-Collector

By: 

1405 Wathen Avenue

On April 9, 1938, Mr. and Mrs. John C. Aycock received a building permit for a brick veneer residence and frame garage to be built at 1405 Wathen Avenue.

They selected noted architect Hugo F. Kuehne to design their new home. The many pages of Kuehne's detailed drawings for the house are archived at the Austin History Center.

The Aycock House

Historical Documentation/Deed Chronology

Transaction/Date

Volume/Page

Bradfield and Brush

559/246

to

Charles M. and Gertrude Darnell

March 1, 1937

Charles M. and Gertrude Darnell

to

John C. and Dorothy Aycock

March 21, 1939

John C. Aycock

2211/287

to

Dorothy Wills Aycock

July 21, 1960

Elizabeth M. Knight (for D. Aycock?)

7667/172

to

Mark J. and Deborah Ann Hanna

January 15, 1982

Mark J. and Deborah Ann Hanna

8013/671

to

Michael John and Valerie S. Weynand

March 2, 1983

Biography of John C. Aycock

Born in Crockett, Texas, John Aycock attended T.C.U. before coming to the University of Texas where he received his B.B.A. He went on to graduate from U.T. Law School.

John served as Assistant City Attorney in Austin before becoming Assistant Attorney General for the state of Texas. After several years of practicing law, Aycock became President of City National Bank. In 1963, he opened the Austin office of E. F. Hutton where he worked as the Branch Manager and a stock broker until 1984.

John C. Aycock was a very active member of many civic organizations, particularly the Travis County Chapter for the Mentally Retarded and the Capitol Area Council of the Boy Scouts. He served as Finance chairman for the 15 county council, spending his time visiting, aiding and advising the district finance leaders in these Central Texas counties.

John's first marriage was to Dorothy Wills Aycock, and together they had two daughters.

Biography of Dorothy Wills Aycock

Dorothy Wills Aycock was married to John C. Aycock until 1957. She had been a stay at home mother to her two daughters. After the divorce, Dorothy opened her own business, Dorothy's Gift Box. The shop was located at 1700 W. 34th Street. Her daughter, Sue, remembers her mother's many friends coming to shop and chat, and to support Dorothy in her new pursuit.

Dorothy lived in the house that she and John built at 1405 Wathen for 40 years.

Biography of Mark Hanna

Mark Hanna is an attorney in Austin, Texas

Michael Weynand

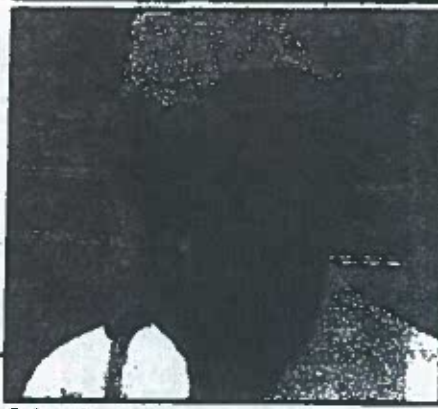
Michael Weynand is owner of Weynand Development Ltd. in Austin. He was a partner in the Riata development and is married to Valerie Weynand.

Dr. Ted Spears

Dr. Ted Spears is an orthopedic surgeon in Austin, Texas.

Chandler Ford

Chandler Ford is from Monroe, Louisiana and moved to Austin in 1973. She is an antique dealer as well as a landscape and interior designer. Chandler has owned the house since 1992.



John C. Aycock

John C. Aycock of Austin, Texas, died Friday, November 21, 1997. He was born to T.J. Aycock and Flora McMannis Aycock in Crockett, Texas, on October 31, 1911.

He attended TCU and UT at Austin where he received B.B.A. and J.D. degrees.

He was an Assistant City Attorney and an Assistant Attorney General. He served as a Lieutenant in the United States Navy. He practiced law before becoming President of the City National Bank. In 1963, he opened the Austin office of E.F. Hutton where he worked as the Branch Manager and stock broker until 1984. He was also an active member of many civic organizations, especially the Travis County Chapter for the Mentally Retarded.

He is preceded in death by his sister, Lorena Washburn, and his brothers, Jack and Harry Aycock.

He is survived by his wife, Tracy; his daughters, Sue and Sarah Aycock; his step-children, Janelle Greenwood Young and Dean Greenwood; his grandchildren, Tracy Curran, her husband Mike, Christy Young and Abby Pluth.

A memorial service will be held Monday, November 24, 1997, at 2:00 p.m. at St. David's Episcopal Church at 7th and San Jacinto Streets, with the Reverend T. James Bethell officiating. Parking is available at the Church parking lot at 8th and Trinity Streets. Family visitation will be after the Memorial service in Sumner's Hall at the church.

Memorial contributions may be made to St. David's Episcopal Church or the Junior Helping Hand for Children.

Arrangements by Weed-Corley-Fish Funeral Home, 3125 N. Lamar, 452-8811.



NOW IT SAYS HERE—E. G. Morrison (with booklet) tells others in the Advance Gifts division of the Boy Scout Budget Campaign how the solicitation is to be made. Others, left to

right, are A. P. Dooley, John Aycock, and John Burns. Posters back of the campaign workers show a Cub Scout, a Boy Scout, and an Explorer Scout.—(Neal Douglass Photos)

64-26-51 J

1951



APRIL 2nd

Vote for

John C. Aycock

for CITY COUNCILMAN

First on the Ballot

Scouts Basic Future Hope, Says Aycock

This is one in a series of articles presenting the views of volunteer workers on the Boy Scout program.

John C. Aycock, Austin attorney, is a man who "gets around" quite a bit in the Scouting program for Austin and Central Texas.

Finance chairman for the 15-county Capitol Area Council, Boy Scouts, he spends unsparingly of his time in visiting, aiding and advising the district finance leaders over the council.

The Capitol Council has almost completed budget drives in its districts, and one is now going on in the Travis District for a goal of \$45,000.

Aycock stresses the worth of the Scouting program in that it combines fun for the boys with teaching them to think and to act for themselves both under ordinary conditions and in emergencies.

"They must acquire confidence, courage and knowledge to cope with the complicated life that will vir individual problem within a few years."

Aycock adds that "this problem may be one of providing a livelihood or of doing his part in defending his country."

Continuing, he declared that "certainly we trust and hope that the latter will not be necessary but, in any event, they will be grateful for their Scouting training just as the thousands who have preceded them have been."



JOHN C. AYCOCK

Friday, April 21, 1950



SCOUTING AROUND—Carrying the ball in the Travis County Boy Scout sustaining membership campaign May 3 will be George Schutze, left, and John C. Aycock. Schutze is chairman of general solicitation for the campaign which stresses yearly pledges. Aycock is chairman of the finance committee for the Capitol Area Council, embracing 15 Central Texas counties.

Mr. & Mrs. John Aycock 1405 Wathen Avenue
158 - 19 6 -
Pemberton Heights
Brick veneer res. & frame garage
222n - 4/9/38
4+1

Building permit - 1938

Connection Charge *X* # *78* N. 14277
Application for Sewer Connection.
Austin, Texas, *Apr. 9* 193*8*
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 *Mrs. Aycock*
at *1405 Wathen* Street,
further described as lot *6*, block *19*, outlet *-*,
subdivision *Pemberton Heights*, plat *1*,
which is to be used as a *Res.*
In this place there are to be installed *5* fixtures.
I agree to pay the City Sewer Department the regular ordinance
charge.
T. DEEP Respectfully, *J. O. Anderson*
AT-PL *Barn*
Stub Out
Connected *5-17* 193*8* *Permit OK*
Size of Main *4 STUB* inches. *4/22/38*
Size of Service *4* inches. *OK, 5-12-*
2 1/2 Feet Deep *into curb*
Feet from Property Line *curb*
Feet from Curb Line
Inspected by *Boatright* *Com. I. W.*
Connection made by *Thayer* *of E. P. H.*
STUB 1' W. of E. P. L. A-117
Sewer service application - 1938

Dorothy Aycock 1405 Wathen Ave.
159 6 19
Pemberton Heights Sec 5
Remodel interior of duplex & add CP & enclose
porch to enlarge existing kitchen.
80x18 7-6-61 5700.00
R.J. Stanley-Thoms. Bros. 3

ENLARGE KITCHEN CARPORT ADDITION
enclose porch to enlarge kitchen-add 22'x18' carport
to side-all cabinets, sheetrock some walls, general
remodeling

Building permit to enclose the porch and construct a carport - 1961