ZONING CHANGE REVIEW SHEET

<u>CASE NUMBER</u>: C14H-2009-0029 <u>HLC DATE</u>: September 28, 2009 <u>PC DATE</u>: November 10, 2009

APPLICANTS: Alison and Leonard Frey, owners

HISTORIC NAME: Davis House

WATERSHED: Shoal Creek

ADDRESS OF PROPOSED ZONING CHANGE: 1600 Gaston Avenue

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

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

HISTORIC LANDMARK COMMISSION ACTION: Recommended the proposed zoning change from family residence (SF-3) district to family residence – Historic Landmark (SF-3-H) combining district zoning. Vote: 4-0 (Limbacher ill).

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

<u>DEPARTMENT COMMENTS</u>: The house is beyond the bounds of the Comprehensive Cultural Resources Survey (1984).

CITY COUNCIL DATE: December 10, 2009 ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD ORDINANCE NUMBER:

<u>CASE MANAGER</u>: Steve Sadowsky <u>PHONE</u>: 974-6454

<u>NEIGHBORHOOD ORGANIZATION</u>: Pemberton Heights Neighborhood Association

BASIS FOR RECOMMENDATION:

The house is an excellent example of a Texas adaptation of Colonial Revival residential architecture and is associated with the family of Robert T. (Sonny) Davis, who represented the State of Texas on the Warren Commission, authored The Art of Leadership, and founded the Students in Free Enterprise (SIFE) program to help teach college students to become socially-responsible business leaders.

Architecture:

One story side gabled stone veneered Colonial Revival styled house with a full-width independent porch on plain square wood posts; the symmetrical façade

features a central entry flanked with sidelights and a 6:6 Colonial Revival-styled window at each side of the entry. The house has a side-gabled stone-veneered integral garage to the left and set back from the principal block of the house.

Historical Associations:

The house was built in 1946 by Lovell E. and Ova Taylor Davis, who had moved here from 111 W. 33rd Street. Lovell E. Davis was a salesman for Payne and Wiley, a real estate and insurance firm, and then became an auditor for the Texas State Railroad Commission. He and Ova are listed in the 1930 U.S. Census report, renting a house in San Angelo, Texas, where he was the manager of a fire insurance company. He was then 28, Ova was 24; they had been married for 3 years and had one daughter, Betty J. Both Lovell and Ova had been born in Texas. He does not appear in Austin city directories after 1952, but no further documentary information about him seems to exist. Ova, in whose name the property was purchased, is listed as the owner and occupant of the house in city directories from 1955 to 1987. Ova Taylor Davis was originally from Avoca, Texas, and worked in many local and state political campaigns. She passed the house on to her son, Robert T. (Sonny) Davis and his wife Linda. Sonny Davis graduated from the University of Texas Law School in 1960, became an assistant State Attorney General in 1962, and served as the representative of the State of Texas on the Warren Commission investigating the assassination of President Kennedy. Sonny Davis became very interested in helping college students develop a social responsibility in their visions of business leadership. He wrote The Art of Leadership and founded the Students in Free Enterprise (SIFE) program, which helps future business leaders develop their skills and social responsibilities by becoming involved in their communities. Sonny Davis had various business interests in and around Austin, including real estate and telecommunications. When he moved to Fredericksburg, Texas, he passed the house along to his daughter, the current owner, Alison Davis Frey, and her husband, Leonard.

PARCEL NO.: 01170207100000

<u>LEGAL DESCRIPTION</u>: The East 10 feet of Lot 6, Lot 7, and the West 12.5 feet of Lot 8, Block 29, Pemberton Heights Section 10.

ANNUAL TAX ABATEMENT: \$9,576 (owner-occupied); city portion: \$2,000 (capped).

APPRAISED VALUE: \$783,312

PRESENT USE: Single family residence.

CONDITION: Excellent

PRESENT OWNERS:

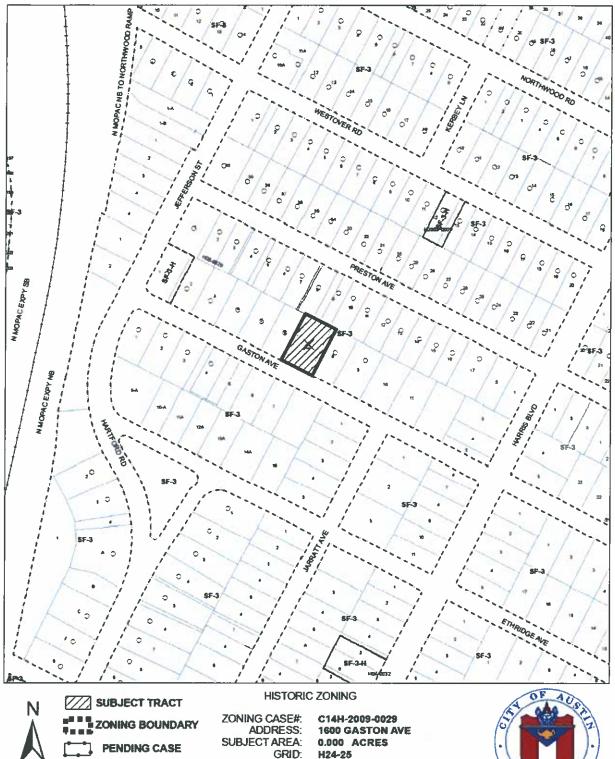
Leonard and Alison Davis Frey 1600 Gaston Avenue Austin, Texas 78703

DATE BUILT: ca. 1946

<u>ALTERATIONS/ADDITIONS</u>: A 1989 remodeling project extended the master bedroom and bath.

ORIGINAL OWNER(S): Lovell E. and Ova T. Davis (1946)

OTHER HISTORICAL DESIGNATIONS: None.





OPERATOR: S. MEEKS

MANAGER: S. SADOWSKY

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



1" = 200"

1600 Gaston Avenue ca. 1946



OCCUPANCY HISTORY 1600 Gaston Avenue

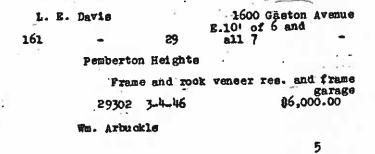
City Directory Research, Austin History Center By City Historic Preservation Office September, 2009

> Mrs. Ova Davis, owner Widow, Lovell Davis No occupation listed

1971

1992	Robert T. and Linda M. Davis, owners President, United States Wireless Cable, telecommunications, 1012 Mo-Pac Circle
1987	Mrs. Ova Davis, owner Retired NOTE: Robert T. Davis is not listed in the directory.
1983	Mrs. Eva Davis, owner Retired
1979	Mrs. Ova Davis, owner Retired
1975	Mrs. Ova Davis, owner Widow, Lovell Davis Retired

1967	Mrs. Ova Davis, owner No occupation listed
1963	Mrs. Ova Davis, owner No occupation listed
1959	Mrs. Ova Davis, owner No occupation listed
1955	Mrs. Lovell E. Davis, owner No occupation listed Also listed is Lovell E. Davis, Jr., a student.
1952	Lovell E. and Ova Davis, owners Chief auditor, State Railroad Commission
1949	Lovell E. and Ova Davis, owners Auditor, State Railroad Commission Also listed is Lovell E. Davis, Jr., an auditor at the University of Texas.
1947	Lovell E. and Ova Davis, owners Auditor, Texas State Railroad Commission



Building permit to L.E. Davis for the construction of the house - 1946

	AST 6			cue	uce			.2	50
Plumber D. WLAN	ILER					Size o	f Tap.	K"	
Date of Connection 3-23-44									
Size of Tap Made	+ ,			3					
Size Service Made	7 0			-1					0
Size Main Tapped	6			9			19		N
From Front Prop. Line to Curb Cock	86"	1		3		11	1	1 5	4
From Prop. Line to Curb Cock	32			7			2		8
Location of Meter Card		J		1			311		1
Type of Box		3	Elbow	20 14	18	40	N		7
Depth of Main in St.	8	2	Elbow St. Ell	Bushing.	ipe ipe	Vipples	-	J	ž 1
Depth of Service Line	245	Curb	智站	品品	2 3	Z 5	100	Val.	Job J
From Curb Cock to Tap on Main	a contractor and	3 100	11	N			1	111	i
Checked by Engr. Dept 20 2 10 -	12-49 2			11		11		1 1	1

Water service permit to Lovell Davis - 1946

Receipt No 5563	Application for Se	wer Connection	Nº 20109
9		Austin, Texas, 3	م اله ا
To the Superintendent	t of Sanitary Sewer Division	. City of Austin. Texas.	
Sir:— I hereby make applica	HE 10 HE 6	and instructions on pren	nises owned by Street,
In this place there are to b	e installed fixtures. Austin, the regular ordinance	Plumbing Permit N	
Stub Out		SE Save	á
NOTE: Connection Instru 4" Stub (S	cuione (Leuces 1	Jacton !	5/t peg-
	10.2		aus.

Application for a sewer connection filed by L.E. Davis - 1946

ROW ID # 103205130 KM

A. APPLICATION FOR HISTORIC ZONING

PROJECT INFORMATION:				
	DEPA	RTMENTAL USE O	NLY	
APPLICATION DATE: 0/31 TENTATIVE HLC DATE: TENTATIVE PC or ZAP DATE: TENTATIVE CC DATE: CASE MANAGER: 0/2016 APPLICATION ACCEPTED BY:		- Ac-	CITY INITIATED: YES/ROLLBACK: YES/N	NO
BASIC PROJECT DATA:				
2. PROJECT NAME: 3. PROJECT STREET ADDRESS ZIP 78.703 IF PROJECT ADDRESS CLOCATED	(or Range):	INTY: Tray FINED ABOVE: ET ALONG THE N. (ROAD NAME	on Avenue) SIDE OF NTO), WHICH IS
4. ACRES	(OR)	8Q.FT	·	
5. ZONING AND LAND USE INFORE EXISTING EXISTING USE SF-3	TRACT# (IF MORE THAN 1)	ACRES / SQ. FT.	PROPOSED USE Lendence	PROPOSED ZONING SF-3-H
RELATED CURRENT CASES:				
7. RESTRICTIVE COVENANT? (YE 8. SUBDIVISION? (YE	ES (NO) S / NO) ES / NO)	FILE NUMBER:		
Revised February 15, 2005	Water Gid-1		ha son Crul	Windsald

PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS): em berton 10a. SUBDIVISION REFERENCE: Name: ___ Block(s) 3 29 Lot(s) = 10 Outlot(s) Plat Book: Page Lo 77, W 12,5 ft of 10+8 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. 01170207100000 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:** COMMUNITY PROPERTY ___PARTNERSHIP ___CORPORATION if ownership is other than sole or community property, list individuals/partners/principals below or attach separate sheet. **OWNER INFORMATION:** 3 16. OWNER CONTACT INFORMATION Alien SIGNATURE: NAME: FIRM NAME: TELEPHONE NUMBER: 4 STREET ADDRESS: CITY: ZIP CODE: 78 70 **EMAIL ADDRESS:** AGENT INFORMATION (IF APPLICABLE): 17. AGENT CONTACT INFORMATION SIGNATURE: LZanne NAME: TELEPHONE NUMBER: FIRM NAME: STREET ADDRESS: ZIP CODE: 78703 CITY: STATE: CONTACT PERSON: TELEPHONE NUMBER: 477-EMAIL ADRESS:

Revised February 15, 2005

DEPARTMENTAL USE ONLY:

D. SUBMITTAL VERIFICATION AND INSPECTION AUTHORIZATION

SUBMITTAL VERICATION

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.

INDICATE FIRM REPRESENTED, IF APPLICABLE.	
Spealenik 7-27-	09
Signature Date	_
Suzanne Dealerick	
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 application is being submitted.	n this
PLEASE TYPE OR PRINT NAME BELOW SIGNATURE	AND
INDICATE FIRM REPRESENTED, IF APPLICABLE.	
7-31-	09
Signature	ate
Alisan trey	
Name (Typed or Printed)	-
Firm (if applicable)	

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND

E. ACKNOWLEDGMENT FORM

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

Zoning Conditional Overlays

i, Suzanne Deaderick have the restrictions, (Print name of applicant)	ecked for subdivision plat notes, deed
restrictive covenants and/or zoning conditional overlays prohib development restrictions i.e. height, access, screening etc. on this	olting certain uses and/or requiring certain property, located at
(Address or Legal Description) Hustin Tx. 78703	
If a conflict should result with the request I am submitting to the deed restrictions, restrictive covenants and/or zoning conditional of it. I also acknowledge that I understand the implications of use result of a subdivision plat notes, deed restrictions, restrictive coverage.	overlays it will be my responsibility to resolve and/or development restrictions that are a
I understand that if requested, I must provide copies of any and restrictive covenants and/or zoning conditional overlay information	
(Applicant's signature)	7-27-09 (Date)

NO 1041383

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

ACCOUNT NUMBER: 01-1702-0710-0000 PROPERTY DESCRIPTION: PROPERTY OWNER: FREY LAURIE ALISON DAVIS & LEONARD W FREY III 1600 GASTON AVE AUSTIN, TX 78703-2421 E 10FT OF LOT 6,7 *& W 12.5FT OF L OT 8 BLK 29 PEMBERTON HEIGHTS SEC 10 ACRES 0.000 MIN% .00000 TYPE SITUS INFORMATION: 1600 GASTON 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
2008 AUSTIN ISD
CITY OF AUSTIN (TRAV)
TRAVIS COUNTY
TRAVIS COUNTY HEALTHCARE DISTRICT
ACC (TRAVIS) TOTAL TOTAL SEQUENCE *ALL PAID* *ALL PAID*
* NONE *
* NONE *
* NONE * TOTAL TAX: UNPAID FEES: INTEREST ON FEES: COMMISSION: -----TOTAL DUE ==> KES PAID FOR YEAR 2008 \$15,226.41 ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2008 EXCEPT FOR UNPAID 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 07/14/2009 Nelda Wells Spears Tax Assessor-Collector Fee Paid: \$10.00 By: andrea Copola

The Davis House 1600 Gaston Avenue

Historical Documentation/Deed Chronology

Transaction/Date	Volume/Page
Mamie Steele Jarratt to Ova Taylor Davis August 10, 1944 \$6,000	744/586
Mamie Steele Jarratt to Warwick F. Field May 30, 1947 Lot 8 (adjoining)	844/294
Warwick F. Field to Ova Taylor Davis July 17, 1947 Lot 8 (adjoining)	898/398
Betty Davis Wilson to Robert Taylor Davis January 17, 1996	12,619/238

Robert Taylor Davis to Laurie Alison Davis Frey January 21, 2003

Laurie Alison Frey to Leonard W. Frey,III June 23, 2005 (One half interest)

Chronological Listing of Owners/Occupants 1600 Gaston Avenue

Year	Occupant Name	Source
1947-54	Lovell E. Davis	City Directory
1955-85	Mrs. Ova Davis	City Directory
1985-2003	Robert T. Davis	City Directory
2003- present	Alison & Leonard Frey	City Directory

Biography on Robert T. (Sonny) Davis

Mr. Davis is a native of Austin, Texas, where he attended public schools. He graduated from Austin High School in 1948.

He attended the University of Texas at Austin, graduating with a degree in Business Administration. In 1952, he entered the United States Air Force, serving for three years and attaining the rank of Captain. During his last year of duty, he was selected by the Commander of United States Air Forces in Europe to assist in the organization of the Royal Danish Air Force in Copenhagen, Denmark as Denmark joined the forces of NATO.

Following his Honorable Discharge from the Air Force, he entered the University of Texas School of Law in Austin, Texas, where he graduated with a Doctor of Jurisprudence Degree in 1960.

Following his graduation from Law School, he practiced law briefly in Austin before being selected to organize the campaign of Waggoner Carr who was successfully elected Attorney General of Texas. He was appointed Assistant Attorney General of Texas in 1962, during which time, he served as Legal Representative for the state of Texas to the *Warren Commission* on the assassination of President John F. Kennedy.

At the request of the Attorney General of Texas, Mr. Davis organized and directed the Texas Youth Conference on Crime, a consortium of Texas Youth Organizations to permit youth leaders themselves to focus on and develop youth implemented programs for the prevention of delinquency, with special emphasis on drug abuse prevention. The Program involved over 50,000 Youth Leaders in Texas annually. For his leadership of this unique youth led program, he received the FREEDOMS FOUNDATION AT VALLEY FORGE GEORGE WASHINGTON MEDAL OF FREEDOM.

In 1963, Mr. Davis, in cooperation with the Humble Oil Education Foundation, developed a Leadership Development Program for training College and University deans and student leaders on how to be more effective leaders, teaching leadership in its rightful role as a science. Using the concept that leadership is a teachable skill and a learnable skill, Mr. Davis authored a text, "THE ART OF LEADERSHIP". This text continues to be used today to teach thousands of student leaders the art and skills of leadership.

In 1969, Robert Davis was elected Chairman of the Board of Directors of the Texas

Law Enforcement and Youth Development Foundation.

In 1974, in cooperation with 100 of America's largest corporations, Mr. Davis organized the National STUDENTS IN FREE ENTERPRISE (SIFE) program, a program, which mobilized pro free enterprise faculty members and student leaders

across America to reach out into their communities to teach their fellow citizens the superiority of a free market economy over government regulated economies.

The program has grown into a national movement, now active on over 1500 college campuses and in several former iron curtain countries with millions of dollars being provided annually to support the program by major corporations across America. WalMart provides substantial support annually to the program through its Sam Walton Fellows Program, providing financial grants annually to faculty sponsors of SIFE groups. Mr. Davis is a member of SIFE's Hall of Fame.

Dr. Alvin Thomas, President of Prairie View A & M University, selected Mr. Davis to serve on the Centennial Council for the University along with a group of distinguished Texans. The result of the Council's work was the passage of a constitutional amendment which provided for a substantial increase in funding for Prairie View A & M University from the Permanent University Fund. Today that Campus contains tens of millions of dollars worth of new construction made possible by the work of the Centennial Council.

Robert served as President of the Bachelors of Austin and was a co-founder of the Austin Assembly, which today serves as a support group for Bachelors of Austin.

Throughout his adult life, Mr. Davis has been active in real estate development in Austin, Texas.

He is a retired member of the State Bar of Texas and a member of Phi Gamma Delta Fraternity. Robert was a founding member of the West Austin Rotary Club. He and his wife have one daughter, Alison Davis Frey, who lives with her family at 1600 Gaston Avenue, the house that his parents built in 1946.

Robert's wife, Linda, was very active in Austin philanthropic organizations including Junior Austin Woman's Club (past President), Austin Lawyers' Wives Club, Assistance League of Austin (past President '84-'85), and Junior Helping Hand.

Biographies of Alison & Leonard Frey

The current owners are Alison Davis Frey and her husband, Leonard Wilbur "Tres" Frey III. Alison is an attorney and practices intellectual property law at Pirkey Barber LLP. Tres is a consultant with PriceWaterhouseCoopers. They have a son, Luke, age 2 and a newborn daughter named Gigi.

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Ova Taylor Davis

Ova Taylor Davis passed away on October 5, 2002, in Fredericksburg. Tenas.

Mrs. Davis was born May 12, 1905. in Avoca, Texas, the daughter of Mr. and Mrs. Robert Taylor. She attended Hardin-Simmons University and in 1925 married Lovell D. Davis. They made their home in Austin, Texas, where Mrs. Davis remained a long time resident.

She loved to play bridge and travel with her friends and family. She worked in many local and state political campaigns, meeting new people and discussing her favorite subject. politics. She was a member of The Church of the Good Shepherd in Austin.

Her brothers, Robert Taylor and Jack Taylor, her sister, Falba Taylor Terry and grandchild, Randy Davis, precede Mrs. Davis in death

Her daughter, Betry Davis Willson and husband, Sam of Houston; and her son, Robert T. "Sonny" Davis and wife, Linda of Fredericksburg survive her. Also surviving are grand-children, Sam F. Willson III, Sont Willson and wife Brenda, of Houston, Alison Davis Frey and husband, Leonard of Austin: and six greatgrandchildren.

A private service will be held October 8, 2002, at 2:00 p.m. at Austin Memorial Park. Following the service, the family will receive friends from 3:00 to 5:00 p.m. at 1600 Gaston Avenue, Austin, Texas.

Arrangements and Direction by the Schaetter Funeral Home of Fredericksburg, Texas. For information call: 1-830-997-251

Obituary of Ova T. Davis Austin American-Statesman, October 7, 2002

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FIRST YEAR LAWS

DAVIS, BRYAN HOLT University of Teams 2708 North Pacen, Nacugaloches, Teams

DAVIS, ROBERT A.
Unicerality of Tennes
1151 West Mayfield, Sen Antonia,
Tenne

DAVIS, ROBERT TAYLOR University of Texas 1660 Geston, Austin, Texas

The Austin American - January 24, 19 69



SPEAKER — Attorney Robert
T. (Sonny) Davis will address
a kingsized Junior Chamber of
Commerce in embership
dinner at Municipal
Auditorium Friday night.
Davis, organizer and director
of the Texas Youth
Conference, will speak on
reasons for young men to
become involved in their
community. Some 5,000
prospective Jaycee members
have been invited to attend

Austinothnamen - Darmber 15, 1964

Robert Davis New Board Chairman

Robert T. (Sonny) Davis of Austin, former director of the Texas Youth Conference, has been elected chairman of the board of directors of the Texas Law Enforcement and Youth Development Foundation.

The announcement was made by Lewis Timberlake, president of the foundation which sponsors the TYC.

Timberlake also announced that Louis D. (Skip) Harris, a 27-year-old Tyler school teacher, will head up the 12,000-member TYC as its executive director. The conference is composed of high school students and adult volunteers.