

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2010-0009

HLC DATE: April 26, 2010

PC DATE: June 22, 2010

APPLICANT: Susie Buehler, owner

HISTORIC NAME: Voss House

WATERSHED: Shoal Creek

ADDRESS OF PROPOSED ZONING CHANGE: 1501 Northwood Road

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

SUMMARY STAFF RECOMMENDATION: 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: 5-1 (Limbacher opposed; Myers absent).

PLANNING 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: 8-0 (Anderson absent).

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

CITY COUNCIL DATE: October 14, 2010

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: Pemberton Heights Neighborhood Association

BASIS FOR RECOMMENDATION:

Architecture:

One-story, rectangular-plan, side-gabled frame bungalow with a partial-width front-gabled independent porch on battered posts and stone piers with a brick cap and a vertical baluster railing. Fenestration consists of 1:1 wood-frame, wood-sash units in single and multiple configurations; the entry is flanked with sidelights. A battered stone chimney pierces the north side gable of the house.

Historical Associations:

The house was built around 1930 for Herman F. and Dorothy Voss. Herman F. Voss was the son of Herman H. Voss, who with Otto L. Koock, founded Voss & Koock, a wholesale hardware, crockery, and house furnishings business located at the corner of 3rd and San Jacinto in 1898. The firm was reputed to have the largest selection of fancy china in Central Texas. Herman H. Voss passed away in 1932. After that, Koock continued to operate the Koock Hardware Company at the old 3rd and San Jacinto location, while Herman F. Voss started the H.H. Voss

Company at 511 Congress Avenue. By 1937, the H.H. Voss Company was maintaining its offices on Congress Avenue, but also had moved back into the 3rd and San Jacinto warehouse, and remained there until the early 1940s. The H.H. Voss Company handled wholesale and retail hardware, glassware, stoves, paper bags, and expanded into hotel supplies.

Herman F. Voss was born in Austin and attended St. Edward's University (then St. Edward's College). He lived with his parents at 1304 West Avenue until he married in 1928; he and his wife Dorothy then moved to 700 Highland Avenue, before purchasing this property in 1929. The 1930 U.S. Census report shows Herman and Dorothy Voss living on Northwood Road, which had no house numbers yet. They are listed as the owners of the house, which was worth \$6,000. Herman F. Voss was then 24; Dorothy was 23; they had been married for 2 years, and had a 1-year old son, Herman F. Voss, Jr. Voss is listed as a shipping clerk for a hardware company, which corresponds to the city directory listings for the same period: he worked as a book-keeper and shipping clerk for Voss & Koock. After his father passed away in 1932, Herman F. started the H.H. Voss Company, which was renamed the H.F. Voss Company around 1946, when they dropped hardware and hotel supplies from the business and began concentrating more fully on china, glassware, pottery, and household furnishings. The company stayed in business until the early 1950s. From the mid-1950s through his retirement, Herman F. Voss worked as the business manager for the First United Methodist Church. He died in 1981.

After his father's death, Herman F. Voss' mother, Ida, remained in the old two-story family house on West Avenue. Around 1939, she and Herman F. swapped houses – he moved to West Avenue while Ida Voss moved into this Northwood Road house. After her death in 1949, the house was sold to Mrs. Nora Drake, a widow who worked for the State Teacher Retirement System. Nora Drake and her husband Ezra L. Drake are listed in the 1920 U.S. Census report, when they were living in Liberty County, Texas, and he was an oil operator. Ezra L. Drake was born in 1890 in Missouri; at the time of his World War I draft registration in 1918, he was working as an oil and gas driller for the Minor Oil Company in Sour Lake, Texas. He apparently passed away in the 1920s; Nora Drake is listed as a widowed grammar school teacher in Liberty, Texas in the 1930 U.S. Census report. She passed away in Austin in 1966. The Drake family held on to the house until 1996; they had renters in the house in the mid-1960s, including Ed Hill, the owner of Austin Awning and Bedding, and Louis Hill, who worked at Charles E. Davis Hardware Company. The current owner purchased the house in 1998.

PARCEL NO.: 01180108090000

LEGAL DESCRIPTION: Lot 9, Block 4, Edgemont

ANNUAL TAX ABATEMENT: \$5,580 (owner-occupied); city portion: \$1,305.

APPRAISED VALUE: \$511,941

PRESENT USE: Residence

CONDITION: Excellent

PRESENT OWNER: Susie Buehler

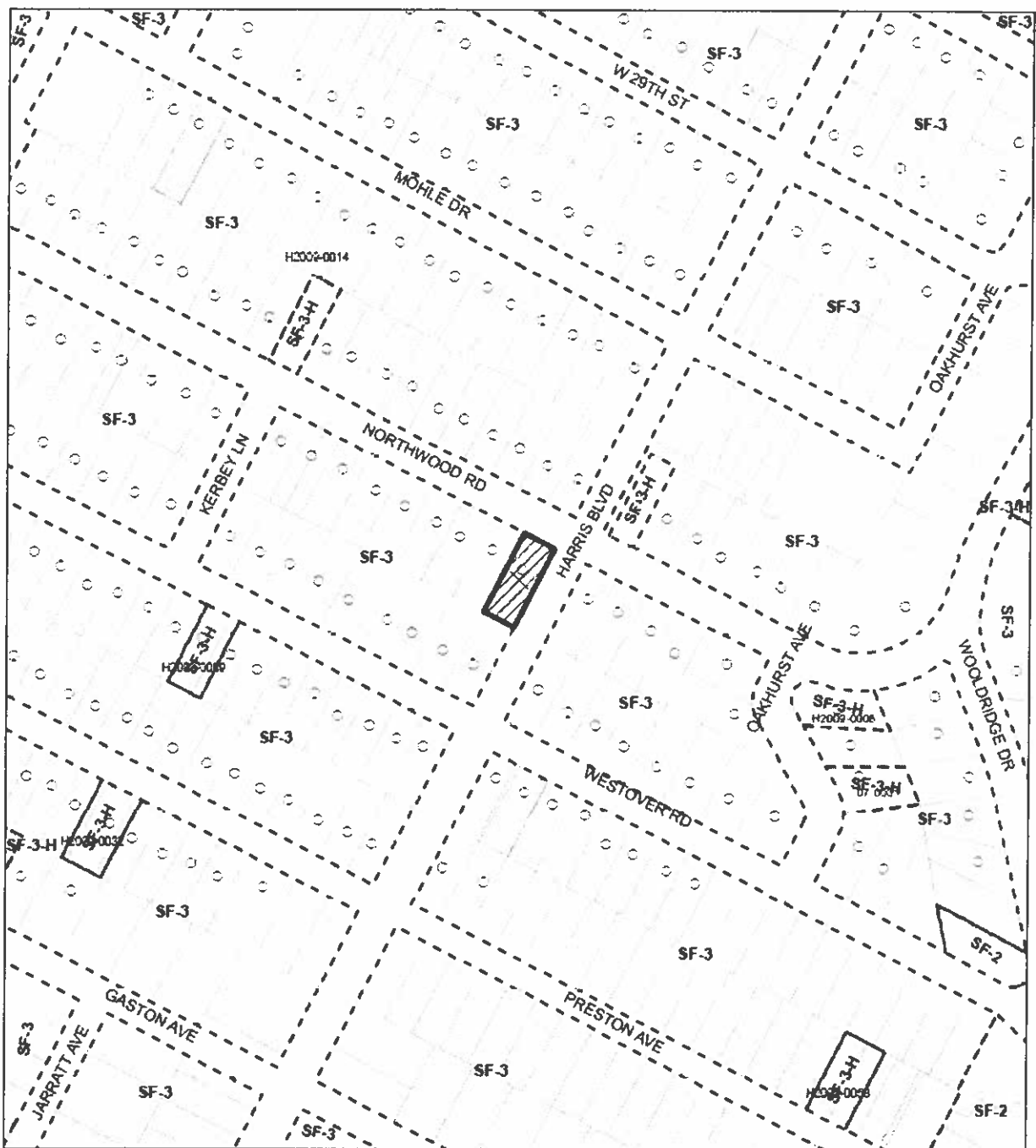
DATE BUILT: ca. 1930

ALTERATIONS/ADDITIONS: Metal roof.




ORIGINAL OWNER(S): Herman F. and Dorothy Voss (1929).

OTHER HISTORICAL DESIGNATIONS: None.

LOCATION MAP



1" = 200'

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

OPERATOR: S. MEEKS

HISTORIC ZONING

ZONING CASE#: C14H-2010-0009
ADDRESS: 1501 NORTHWOOD RD
SUBJECT AREA: 0.000 ACRES
GRID: H25
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.



Voss House (ca. 1930)
1501 Northwood Road

The front porch of the house actually faces Harris Boulevard to the left; the view from Northwood Road is the side gable with a prominent stone chimney.

A. APPLICATION FOR HISTORIC ZONING

OK to go
SS
3-8-10

PROJECT INFORMATION:

DEPARTMENTAL USE ONLY	
APPLICATION DATE: <u>03/12/10</u>	FILE NUMBER(S): <u>C14H-2010-009</u>
TENTATIVE HLC DATE: _____	
TENTATIVE PC or ZAP DATE: _____	
TENTATIVE CC DATE: _____	
CASE MANAGER: <u>Steve S.</u>	CITY INITIATED: YES / NO
APPLICATION ACCEPTED BY: <u>Shawn Papp</u>	ROLLBACK: YES/NO

BASIC PROJECT DATA:

1. OWNER'S NAME: <u>Susie Buehler</u>
2. PROJECT NAME: <u>The Voss House</u>
3. PROJECT STREET ADDRESS (or Range): <u>1501 Northwood</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 _____ (ROAD NAME PROPERTY FRONTS ONTO), WHICH IS
APPROXIMATELY _____ DISTANCE FROM ITS
INTERSECTION WITH _____ 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)
<u>SF-3</u>	<u>Residence</u>	_____
_____	_____	_____
_____	_____	_____
ACRES / SQ. FT.	PROPOSED USE	PROPOSED ZONING
_____	<u>Residence</u>	<u>SF-3-H</u>
_____	_____	_____
_____	_____	_____

RELATED CURRENT CASES:

6. ACTIVE ZONING CASE? (YES <input checked="" type="radio"/> NO <input type="radio"/>	FILE NUMBER: _____
7. RESTRICTIVE COVENANT? (YES <input checked="" type="radio"/> NO <input type="radio"/>	FILE NUMBER: _____
8. SUBDIVISION? (YES <input checked="" type="radio"/> NO <input type="radio"/>	FILE NUMBER: _____
9. SITE PLAN? (YES <input checked="" type="radio"/> NO <input type="radio"/>	FILE NUMBER: _____

SCANNED

PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):

10a. SUBDIVISION REFERENCE: Name: Edgemont
 Block(s) 4 Lot(s) 9 Page
 Plat Book Outlot(s)
 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 13,111 PAGE 4318 TAX PARCEL I.D. NO. 01180108090000

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 Susan Buehler NAME Susie Buehler
 FIRM NAME TELEPHONE NUMBER 826-3010
 STREET ADDRESS 1501 Northwood
 CITY Austin STATE Tx ZIP CODE 78703
 EMAIL ADDRESS S.Buehler@ngenera.com

AGENT INFORMATION (IF APPLICABLE):

17. AGENT CONTACT INFORMATION
 SIGNATURE S Deaderick NAME Suzanne Deaderick
 FIRM NAME Historic Research & Representation TELEPHONE NUMBER 512-477-2929
 STREET ADDRESS 2502 Harris Blvd.
 CITY Austin STATE Texas ZIP CODE 78703
 CONTACT PERSON Suzanne Deaderick TELEPHONE NUMBER 477-2929
 EMAIL ADDRESS Suzanne@Grande.com.net

DEPARTMENTAL USE ONLY:

SCANNED

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. Deaderick 3-3-10
Signature Date

Suzanne Deaderick
Name (Typed or Printed)

Historic Research & Research
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.

Susan Buehler
Signature Date

Susie Buehler
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

1501 Northwood
(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)

3-3-10
(Date)

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

NO 1054414

ACCOUNT NUMBER: 01-1801-0809-0000

PROPERTY OWNER:

BUEHLER DALE & SUSAN D
1501 NORTHWOOD RD
AUSTIN, TX 78703-1943

PROPERTY DESCRIPTION:

LOT 9 BLK 4 EDGEMONT

ACRES .0000 MIN% .000000000000 TYPE

SITUS INFORMATION: 1501 NORTHWOOD RD

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
2009	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

TAXES PAID FOR YEAR 2009 \$10,609.75

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2009 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).

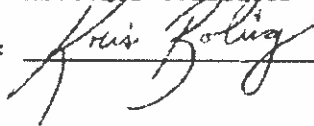
Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 02/24/2010

Fee Paid: \$10.00

Nelda Wells Spears
Tax Assessor-Collector

By:



SCANNED

**Deed Chronology
1501 Northwood**

Transaction	Volume/Page	Date
W.C. Parrish to J.D. Elliott	399/114	2-10-27
J.D. Elliott to H.F. Voss	442/65	7-22-29
H.F. Voss to Nora Drake	962/94	7-7-49
E.W. Drake to E.W. Drake Trust	12618/67	2-5-96
E.W. Drake Trust to Martha Alice Hill Whitcomb	12618/69	2-7-96
Martha Alice Hill Whitcomb to Dale E. & Susie D. Buehler	13111/4318	1-28-98
Susie D. Buehler to Susan D. Buehler		2-2-98

Chronological Listing of Owners/Occupants
1501 Northwood

City Directory Research
February & March, 2010

- 1922 No listing for 1501 (or 301) Northwood
Note: Herman F. Voss listed as a student at St. Edward's College
Note: Herman H. Voss (wife-Ida) residence is 1304 West Ave.
Employment is Voss and Kooch
- 1924 No listing for 1501 (or 301) Northwood
Note: Herman H. Voss (wife-Ida) residence is 1304 West Ave.
Employment is Voss and Kooch
Note: Herman F. Voss residence is 1304 West Ave.
- 1927 No listing for 1501 (or 301) Northwood
Note: Herman H. Voss (wife-Ida) residence is 1304 West Ave.
Employment is Voss and Kooch-301-3 E. 3rd Street
Note: Herman F. Voss residence is 1304 West Ave. & employed as
bookkeeper at Voss And Kooch
- 1929 No listing for 1501 (or 301) Northwood
Note: Herman H. Voss (wife-Ida) residence is 1304 West Ave.
Employment is Voss and Kooch 301
Note: Herman F. Voss (wife Dorothy) residence is 700 Highland Ave.
Employment Voss and Kooch 301-3 E. 3rd
- 1930-31 Herman F. Voss and Dorothy-residence ss Northwood & 2w Oakhurst
Shipping clerk @ Voss & Kooch
Wholesale Hardware- 301 E. 3rd
Established in 1898
Note: Herman H. Voss (wife-Ida) residence is 1304 West Ave.
Employment is Voss and Kooch 301E. 3rd
- 1932-33 Herman F. Voss and Dorothy-owners of 1501 (301) Northwood
President of the H.H. Voss Company @ 511 Congress
Note: Ida (widow of Herman H. Voss) @ 1304 West Ave.

1935	H.F. Voss (and Dorothy)-owners of 1501 Northwood President of The H.H. Voss Company 511 Congress Ave. Note: Ida (widow of Herman H. Voss) @ 1304 West Ave.
1937	H.F. Voss (and Dorothy)-owners of 1501 Northwood President of The H.H. Voss Company 511 Congress Ave. Note: Ida (widow of Herman H. Voss) @ 1304 West Ave.
1939	Mrs. Ida M. Voss-owner of 1501 Northwood widow of Herman F. Voss (The Herman F. Voss Co.) 511 Congress Avenue-Hotel Supplies Note: Herman F. & Dorothy Voss residence-1304 West Ave.
1940	Mrs. Ida M. Voss-owner of 1501 Northwood widow of Herman F. Voss (The Herman F. Voss Co.) 511 Congress Avenue-Hotel Supplies Note: Herman F. & Dorothy Voss residence-1304 West Ave.
1944-47	Mrs. Ida M. Voss-owner widow of Henry Voss
1949	Vacant
1952	Mrs. Nora Drake-owner of 1501 Northwood
1953	Mrs. Nora Drake-widow of Ezra L. Drake Dept. BD-State Teacher Retirement System
1955	Mrs. Nora Drake-widow of Ezra L. Drake Dept. BD-State Teacher Retirement System
1959	Mrs. Nora Drake-widow of Ezra L. Drake Dept. BD-State Teacher Retirement System
1961	Mrs. Nora Drake-widow of Ezra L. Drake Dept. BD-State Teacher Retirement System
1965	Ed Hill (and Henri)--owner Austin Awning and Bedding
1967	Ed Hill (and Henri)--owner Austin Awning and Bedding

1969	Ed Hill-owner Rep-Auto Transit Service
1971	Ed Hill-owner Rep-Auto Transit Service
1973	Ed Hill-owner Salesman for Charles P. Davis Hardware
1975	Ed Hill-owner Salesman for Charles P. Davis Hardware
1977	Louis E. & Henri M. Hill-owner Charles P. Davis Hardware
1980	Louis E. & Henri M. Hill-owner Charles P. Davis Hardware
1981	Louis E. Hill-owner Charles P. Davis Hardware
1984	Louis E. Hill-owner Charles P. Davis Hardware
1986	Louis E. Hill-owner Retired
1988-89	Henri Rice (and Leslie)--owner Retired

Biography of Herman Heinrich Voss

- H.H. Voss came from Bremen, Germany, and became a U.S. citizen March 8, 1893.
- In September of 1898, a New York paper, The House Furnishing Review, announced that "H.H. Voss will soon open a china and glass store at Austin, Texas"
- Voss and Kooch had the largest selection of Haviland and fancy china in Central Texas
- H.H. Voss was the buyer for the firm and had already been in the business for over 20 years
- Voss and Kooch were known as two of the most progressive young businessmen in Austin "who stood at the front of everything for the advancement and upbuilding of the city"

Biography of Herman F. Voss

- Around 1930, Herman F. Voss began his career in Austin as a shipping clerk for Voss and Kooch, a wholesale hardware store at 301 E. 3rd Street and owned by his father
- Herman was the son of Herman H. and Ida Voss
- Herman F. became the president of the H.H. Voss Company at 511 Congress Ave.

Biography of Ida Voss

- Ida Voss was born in Manchaca
- Ida was a charter member of the Austin Women's club which was established December 13, 1928
- Ida and Herman H. bought the "old north castle" at 708-710 San Antonio Street in 1929 (which was listed in the National Register of Historical Buildings in 1969)

Biography of Dorothy Voss

- Dorothy (wife of Herman F. Voss) was president of the Settlement Club in Austin.

Biography of Mrs. Nora Drake

- Nora Drake (the widow of Ezra L. Drake) worked for the State Teacher Retirement System.

Biography of Ed Hill

- Ed Hill owned Austin Awning and Bedding, and later was with Auto Transit Service. He then became a salesman for the Charles P. Davis Hardware store.

Biography of Louis E. & Henri Hill

- Louis Hill was also listed at the Charles P. Davis Hardware store.

Biography of Martha Hill Whitcomb

- Martha Hill Whitcomb was born on October 20, 1936 to Ed and Henri Mae Hill in Austin. She died after a brief illness on April 8, 2009.
- Martha graduated from Austin High and The University of Texas.
- Martha enjoyed an extensive career in retail baby store management and was an avid genealogist.

Biography of Susan Duffy Buehler

- Susan Duffy Buehler was raised in the Dallas area along with her three siblings. She graduated from Texas Tech and Rice Universities with degrees in Spanish, and subsequently enjoyed a long career in human resources management with several venture-funded Austin-based start-up companies. She and then-husband Dale Buehler spent ten years in Houston before moving to Austin to raise their children, purchasing the home at 1501 Northwood in 1998.
- The Buehler family spent several years undertaking a careful restoration of the house while Dale attended architecture school at UT. The house is the childhood home for their daughter Elizabeth and son Joseph. Lizzie, Joe, and mom Susie, the present owner, make their home at 1501 Northwood today.

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Vol. XIV.

NEW YORK, SEPTEMBER, 1898.

No. 3

F. F. ALSTON & CO. have rented three large stores in Tuscaloosa, Ala., and opened, in connection with their carriage repository, complete lines of house furnishing goods, including furniture. The firm solicits catalogues and price lists from the trade.

COVINGTON BROS. have opened a house furnishing goods store, including crockery and glass lines, at Wadesboro, N. C.

H. H. VOSS will soon open a china and glass store at Austin, Texas.

THE Travelers' Supply Company opened a large trunk, bag and toilet leather goods store in Knoxville, Tenn., September 1.

MADIE C. HERMAN is buyer and manager of the

THE work of overhauling the building, formerly occupied by the Westchester Lime Works, at Sing Sing, N. Y., is nearly finished. New floors have been laid, and everything is almost ready for the setting up of the machinery of the Seamless Metalware Company, which has leased the property from the State for three years. It is hoped that the factory will be in operation early in the fall.

GILBERT MAXWELL, of Richmond, Me., and Henry M. McCurdy, of Bath, Me., have purchased the crockery store and business of C. H. Mather at North Adams, Mass. The business will be conducted under the title of Maxwell & McCurdy.

THE Dearborn Duster Company, of Chicago, have certified to an increase of capital from \$1,500 to



HERMAN FRUTH VOSS
"ROOKIE"

Classification
Major: Ceramic Industry
Minor: China and Glassware, Retailing

Partner, The H.H. Voss Company
505 Congress
P.O. Box 2
Telephone 2-4154

Rotary Ann: Dorothy

Children: Herman, Jr.
John Henry
Terrell

Home: 1304 West Avenue
Telephone 9879

Entered Club: March 6, 1945

VOSS, Herman F., Sr., 77, 4007 Tealwood Drive, died Friday. Services 4 p.m. today at Weed-Cortey Funeral Home. Burial, Austin Memorial Park Cemetery. Survivors: wife, Dorothy Vanghan Voss of Austin; sons, Herman F. Voss Jr. of Seattle, John H. Voss of Austin, Terrell V. Voss of Portland, Ore.; sister, Mrs. Bronson Turber of Austin; eight grandchildren.