

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2010-0023

HLC DATE:

June 28, 2010

PC DATE:

October 12, 2010

APPLICANTS: Clay and Mollie Duckworth, owners

HISTORIC NAME: Knippa-Huffman House

WATERSHED: Shoal Creek

ADDRESS OF PROPOSED ZONING CHANGE: 2414 Harris Boulevard

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.

The Knippa-Huffman House meets the criteria of architectural and historical significance in that it is an excellent example of Italian Renaissance-style villa architecture, and was a spec house for the Pemberton Heights Subdivision to serve as a model for future architecture in the neighborhood, as well as the home of A.C. Knippa, who founded Kash-Karry, Austin's first local self-service grocery chain, and Calvin Huffman, a prominent state representative who was instrumental in the designation of Big Bend National Park.

HISTORIC LANDMARK COMMISSION ACTION: Recommended the proposed zoning change from SF-3 to SF-3-H. Vote: 6-0 (Rosato absent).

PLANNING COMMISSION ACTION: Recommended the proposed zoning change from SF-3 to SF-3-H. Vote: 6-0 (Anderson and Dealey absent; Reddy off-dais).

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

CITY COUNCIL DATE: December 9, 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:

Architectural Description:

Two-story rectangular-plan, hipped-roof, brick Italian Renaissance-style villa with a tile roof, 5-bay façade consisting of a round-arched bay at the left of the ground floor containing multi-light infill, and a series of four French doors, each with a pair of shutters on the ground floor. The round-arched bay on the left side of the façade was once an open sunporch which has been infilled. Fenestration on the second floor consists of casement windows, each with a pair of shutters. The eaves of the house are prominent, with carved wood brackets. The house has a "European flagpole" across the front, consisting of a horizontal pole resting on brackets. The house is especially notable for having an integral two-car garage, a true rarity for the time of its construction in 1928.

Historical Associations:

The house is believed to have been built as a spec house by the Austin Development Company in 1928. The Austin Development Company developed Pemberton Heights in the mid-1920s after completion of the concrete bridge across Shoal Creek allowed access and development on the bluff on the west side of the creek. This house represents the epitome of the type of house the Austin Development Company planned for their Pemberton subdivision, and the company specified in deeds the size, value, and placement of houses within the new subdivision. The Austin Development Company sold the property in July, 1928 to Mrs. Texie Finley Riley, whose husband, J.B. Riley, was the company's sales manager. It is unclear if the Rileys ever lived in the house; the city directory for 1928 shows them living on Enfield Road, but they paid over \$15,000 for the property, which indicates that the house was in existence at the time the Rileys purchased it. The Rileys deeded the property back to the Austin Development Company in April, 1929, for a small sum and for cancellation of their mortgage. The Austin Development Company then sold the property to Adolph C. and Margaretha Knippa in August, 1929. The Knippa family lived in the house until 1952, when they sold it to Ernest W. and Harriet B. Jackson. Ernest W. Jackson was the president of the Steck Company, Austin's largest office supply and office furniture store. It is also unclear whether the Jacksons ever lived in the house; they sold it in 1953 to John and Donna Van Cronkhite. The Van Cronkhites made many renovations to the house, including the removal of the original entry from the center of the front façade, relocating it to what had been the sun porch in the south bay of the façade, and infilling the sun porch. They sold the house in 1958 to Calvin C. and Olive W. Huffman, whose heirs sold the house in 2009 to the current owners, Clay and Mollie Duckworth.

The first known residents of the house were A.C. and Margaretha Knippa. Adolph C. Knippa was born at Swiss Alp, Texas and moved to Austin while still a teenager. With his brother-in-law, he established the Ritter and Knippa Grocery Store at what is now I-35 and Manor Road in 1910. He went out on his own by 1913, establishing the Sunshine Store on 23rd Street (now Manor Road). Knippa was a pioneer in the grocery business in Austin. With the development of national chain stores such as Piggly Wiggly and the A&P, Knippa opened his own grocery store at 7th and Congress in the same model as the national chains, which had moved into the Austin market in 1918. Knippa named his store the Kash-Karry Grocery, which differed from the city's older grocery stores in that rather than customers placing orders, carrying a credit account at the store, and having the groceries delivered to them, the customers came into the store, chose their own grocery items, paid for them on the spot, and carried them home. Knippa was very successful in this model, and began opening stores in other sections of town, making him Austin's first local chain grocer. His Kash-Karry stores featured fresh fruit, vegetables, and eggs, and a meat market all under the same roof, whereas in earlier times, shoppers would buy each of these commodities in separate, specialty shops. The Knippas were very active in religious and philanthropic circles; A.C. Knippa donated the money for the Spanish tile in the lobby of Kilian Hall at Concordia College. A.C. Knippa passed away in 1973 at his home on Duncan Lane near the former Concordia campus; Margaretha Knippa died a year later.

The Knippas sold the property in 1952 to Ernest W. and Harriet Jackson, but it is unclear as to whether the Jacksons ever lived in the house. Born in Goldthwaite, Texas, Ernest W. Jackson had his own school supply business, which merged with the E.L. Steck Company of Austin in 1921. Steck had the largest office supply and office furniture business in town. Jackson became the vice-president and general manager of the Steck Company in 1932, president of the company in 1952, and chairman of the board in 1957. The Jacksons sold the house in 1953 to John and Donna Van Cronkhite, who moved to Austin from Harlingen in 1949, when Van Cronkhite became Governor Allen Shivers' executive assistant. They sold the house in 1958 when they moved out of Austin to become the producer and general manager of the National Finals Rodeo, which he established.

Calvin and Olive Huffman purchased the house from the Van Cronkhites. Huffman grew up in Eagle Pass, where he became the editor and publisher of the Eagle Pass Daily Guide newspaper. He was elected to the Texas House of Representatives in 1940, and moved to Austin. During his two terms in the House, Huffman was responsible for designating Big Bend National Park. He later went into a private law practice, specializing in insurance law. After his death in 1980, Olive Huffman continued to live in the house until her death in 2008. Olive Huffman was very active in various civic and charitable organizations, including the Austin Symphony League, Laguna Gloria, and the Settlement Club. She was also a charter member of the Austin Lawyers Wives Club. The current owners, Clay and Mollie Duckworth, purchased the house from Mrs. Huffman's heirs in 2009. Clay, a native Austinite, obtained his mechanical engineering degree and MBA from the University of Texas. After working for Dell in engineering and supply chain management, he established his own businesses dealing with real estate, construction, and development. Mollie Duckworth is also a graduate of the University of Texas, and obtained her J.D. from the UT School of Law in 2005. She is a corporate and securities attorney.

PARCEL NO.: 01150105030000

LEGAL DESCRIPTION: Lot 8 and the South 30.625 feet of Lot 9, Block 1, Pemberton Heights Section 1.

ESTIMATED ANNUAL TAX ABATEMENT: \$12,241 (owner-occupied); city portion: \$2,145 (capped).

APPRAISED VALUE: \$1,019,244

PRESENT USE: Residence

CONDITION: Excellent

PRESENT OWNERS:

Clay and Mollie Duckworth
2414 Harris Boulevard
Austin, Texas 78703

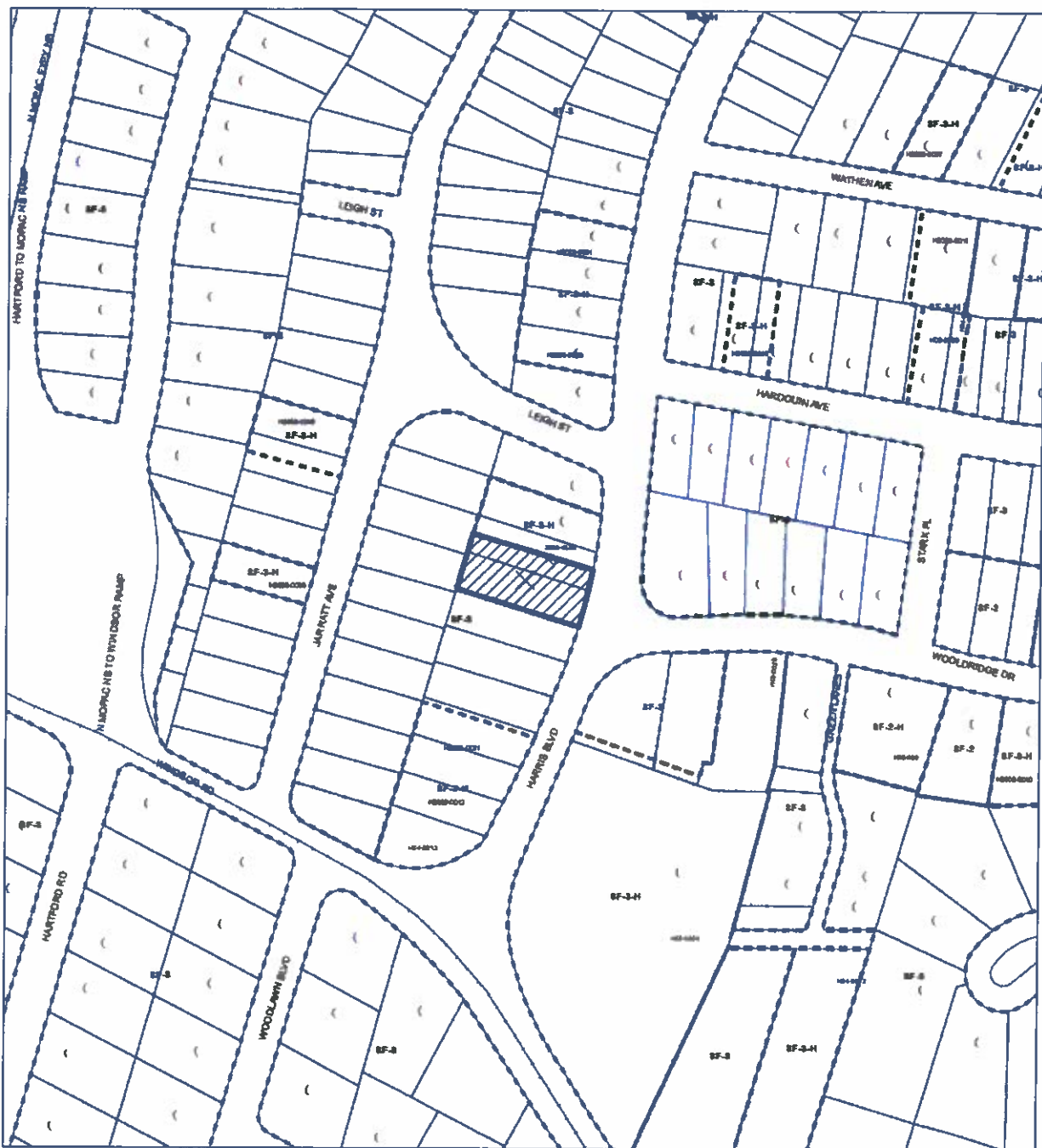
DATE BUILT: ca. 1928

ALTERATIONS/ADDITIONS: The original central entryway, with a massive door carved by Peter Mansbendel, was infilled with a set of French doors and the entry moved to the round-arched infilled sunporch. The open deck on the back of the house was infilled to create living space. The current owners are seeking to restore the original appearance of the house.

ORIGINAL OWNER(S): Austin Development Company (1926)

OTHER HISTORICAL DESIGNATIONS: None.

LOCATION MAP



HISTORIC ZONING



ZONING CASE#: C14H-2010-0023
 LOCATION: 2414 HARRIS BLVD
 GRID: H24
 MANAGER: S. SADOWSKY



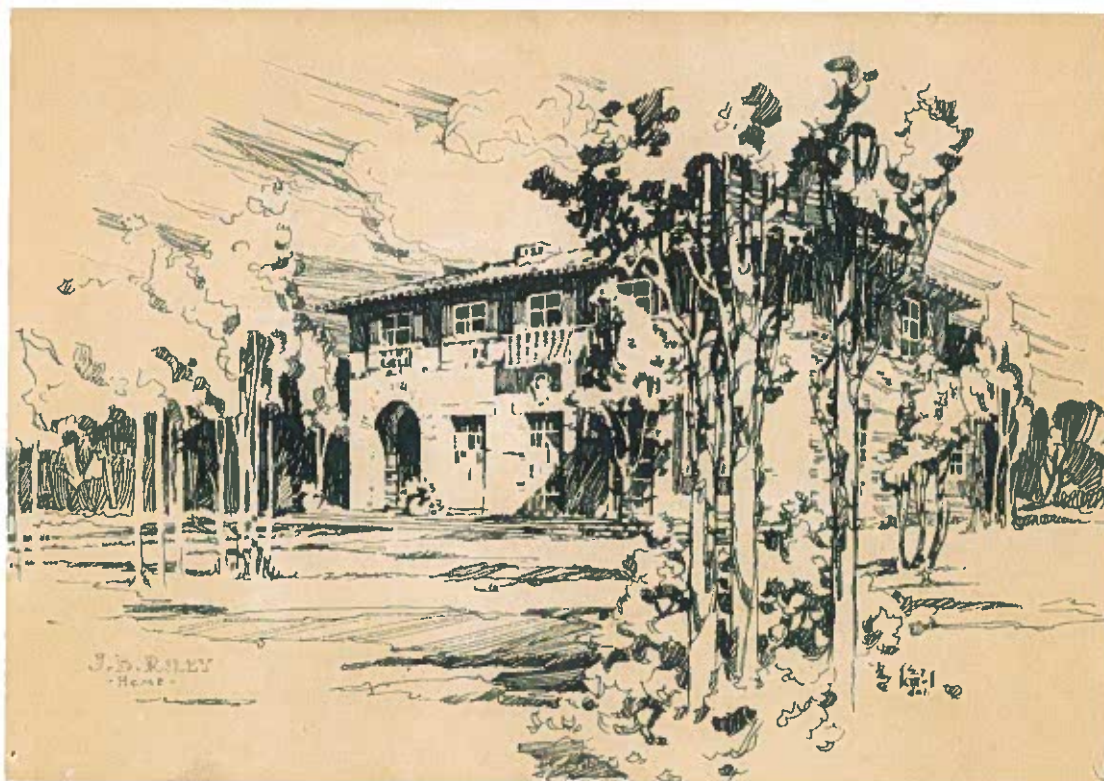
This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



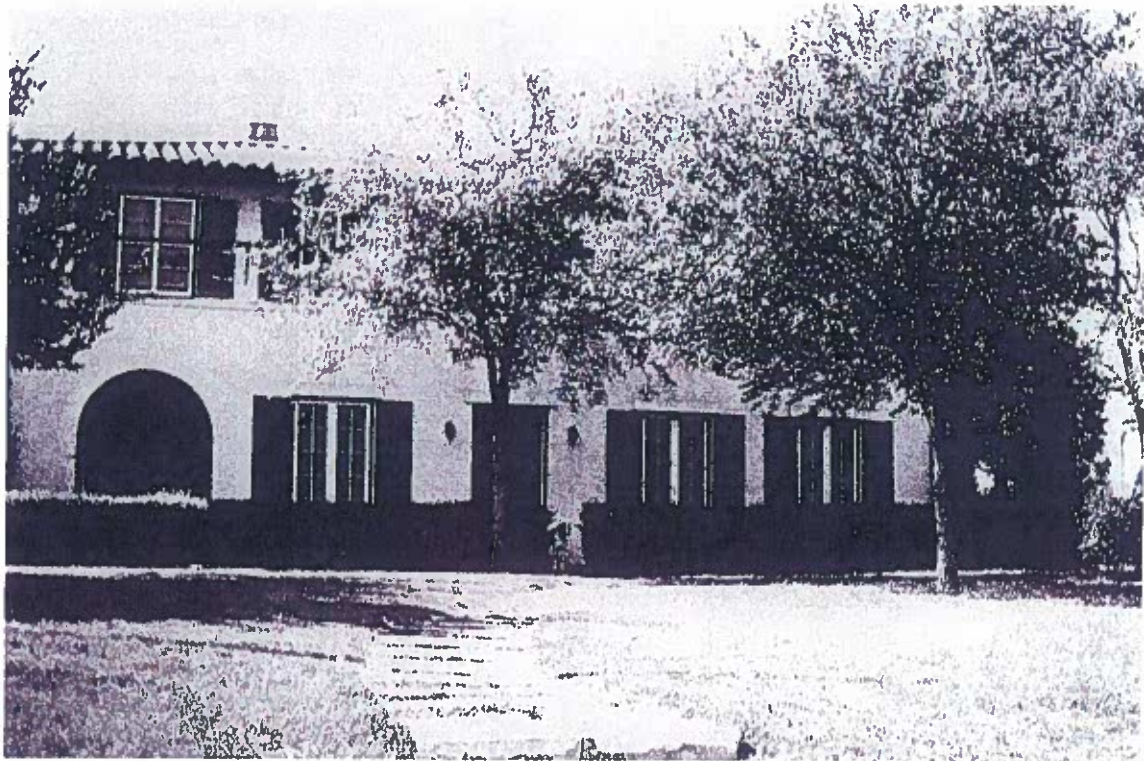
Knippa-Huffman House
2414 Harris Boulevard
ca. 1928



View of the southwest corner of the house showing the original integral garage and the enclosed second-story back porches.



1927 rendering of the house



1930s view of the house shows the open sun-porch on the south side of the house and the door in the center of the façade..



Enclosing the sun-porch on the south side of the house (1954)

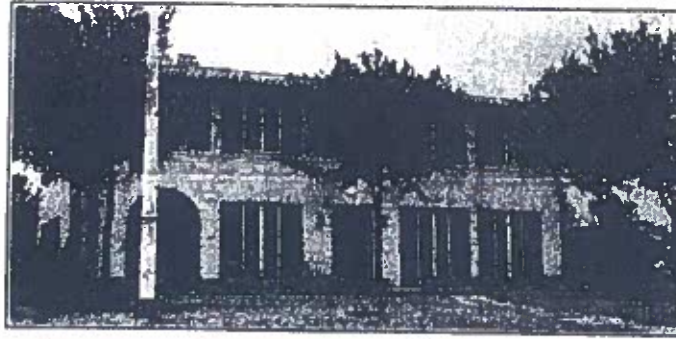


View of the front of the house (1957)





View of the back of the house (1954); the back porches have since been enclosed.



This is the handsome Italian home of Mr. and Mrs. A. C. Kippa, on Harris Boulevard, in

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**The Knippa-Huffman House
2414 Harris Blvd**

The Knippa-Huffman House at 2414 Harris Blvd. was built between 1928 and 1929, and was possibly a spec house for the new Pemberton Heights subdivision. J.B. Riley, who together with his wife Texie Finley Riley was the first owner of the property, was the original sales agent for Austin Development Company and is prominently featured in early newspaper articles and sales brochures for Pemberton Heights. The completion of the bridge over Shoal Creek at 24th Street was an important milestone for the development of the Pemberton Heights neighborhood, which is often credited as the first automobile suburb of Austin. An excerpt from a September 13, 1928 Austin American-Statesman article captures this well:

“Pemberton Heights will be directly connected with the city proper on Oct. 1 when the new concrete bridge across Shoal Creek at 24th street will be thrown open to traffic, it was announced Thursday morning by J. B. Riley, sales manager of the Austin Development Company.”

In fact, 2414 Harris Blvd. appears to be one of the only homes in Pemberton Heights built during this era that included an attached garage, purpose-built for automobiles- a very unique feature for a home built in the late 1920's. It does not appear that the Rileys ever lived in the house prior to selling the property back to the Austin Development Company in April 1929.

Adolph (A.C.) Knippa and wife Margaretha Knippa purchased the home in August 1929 and remained there until May 1952. A sales brochure for Pemberton Heights dated October 15, 1930 features a prominent picture of the home with the caption “This is the handsome Italian home of Mr. and Mrs. A.C. Knippa, on Harris Boulevard, in Pemberton Heights.” The original developers highlighted this home as an example of the type of home that they expected to be built in the neighborhood. The Knippa family did not make many alterations to the original home during the nearly 23 years they lived there. It appears that the home originally had a completely open back porch or deck on the second story along the length of the rear of the home. The Knippas added a roof to create a second story, open air sleeping porch. In addition, early photographs indicate that a small, one-story, wood-clad room (possibly a laundry or other utility room) was added to the rear of the house in the first few years that the Knippas lived there.

The Knippa family has provided an incredible amount of information, photographs and anecdotes to assist with this historic zoning process. The Knippa's eldest daughter, Margaret Best, was the first to identify that the beautifully ornate, carved wooden front door (which has been in storage in the garage since the 1950's) was carved by Peter Mansbendel, a Swiss artisan who came to Central Texas around 1912 and was well known for his contributions to the restoration of the Spanish Governor's Palace and the San Jose Mission in San Antonio. Other examples of Mansbendel's work have been found in buildings of the University of Texas as well as in homes around Austin and the

Central Texas area. As part of our restoration process, the original carved door will be returned to its original location in the center of the front façade of the home.

Following a brief ownership by Ernest W. Jackson, who did not appear to ever live in the home, the next residents were John and Donna Van Cronkhite. The Van Cronkhites made a number of changes to the home in the 1950's. On the exterior of the home, the two major changes were the enclosure of the front porch located on the south east corner of the home and the installation of windows along the second floor back porch that runs the length of the home. The Van Cronkhites also did some interior remodeling, including a modification to the original fireplace, the addition of central heat and air, construction of additional closets and moving certain interior walls. The plans for the alterations, which were prepared by the architectural firm of Lundgren & Maurer, indicate that additional alterations, including enclosure and modification of the back sleeping porch, were planned but never completed by the Van Cronkhites.

In February 1958, Calvin C. Huffman and wife Olive Huffman purchased the home from the Van Cronkhites. The Huffmans lived in the home for over 50 years. In the late 1950's or early 1960's, the small wood-clad addition at the back of the home was removed, and the second floor sleeping porch was fully enclosed. A number of interior modifications were made, including new cabinets in the kitchen, installing plumbing for a washer and dryer, the addition of an office/library, additional closet and new bathroom in the space from the converted back porch. One of the two original bathrooms was also removed and turned into hall space to allow access to the new rooms at the back of the house.

Very few modifications have been made to the house following the Huffman's initial remodel in the late 1950's or early 1960's, and much of the home's original features remain. For example, the home still has the original garage doors, original sahillo tile floor in the living and dining areas, original hardwood floors throughout the second story, the remaining original bath which is largely in tact, and many other features including the original Mansbendel carved wood front door and exterior wall sconces, which have been well preserved in storage in the garage following their removal from the home in the 1950's.

As part of our restoration of the Knippa-Huffman house, we intend to bring back the original character of the home by re-opening the front porch located on the southeast corner of the home, restoring the Mansbendel carved wood front door and wall sconces to their original location in the center of the front façade, and re-opening the second story back porch along the rear of the home.

Deed Chronology
2414 Harris Blvd

Deed Records of Travis County, Texas

Transaction	Volume/Page	Date	Price
<p>1. Josephine Lucile Fisher and Husband to Austin Development Company</p> <p>Legal: 136.99 acres in the George W. Spear League, as described in the attached abstract of title</p>	<p>Book 396, Pages 400-401</p>	<p>December 2, 1926</p>	<p>2,497 shares of capital stock of Austin Development Company, par value \$100 each</p>
<p>2. Austin Development Company to Mrs. Texie Finley Riley</p> <p>Legal: Lot 8 and the south 30 feet of Lot 9, in Block One, Pemberton Heights Addition to the city of Austin, Travis County, Texas.</p>	<p>Volume 419, Page 561-563</p>	<p>July 1, 1928</p>	<p>\$15,225</p>
<p>3. Mrs. Texie Finley Riley and J.B. Riley (husband) to Austin Development Company</p> <p>Legal: Lot 8 and the south 30 feet of Lot 9, in Block One, Pemberton Heights Addition to the city of Austin, Travis County, Texas.</p>	<p>Volume 434, Page 563</p>	<p>April 24, 1929</p>	<p>\$500 + cancellation of note</p>
<p>4. Austin Development Company to A.C. Knippa and Margaretha Knippa (wife)</p> <p>Legal: Lot 8 and the south 30 feet of Lot 9 in Block One, Pemberton Heights Addition to the City of Austin, Travis County, Texas.</p>	<p>Volume 443, Pages 66-67</p>	<p>August 30, 1929</p>	<p>\$14,000 note</p>
<p>5. Austin Development Company to A.C. Knippa</p> <p>Legal: A triangle of land between the north ½ of Lot 9 Block 1, Pemberton Heights Addition to the City of Austin, Texas, and the south 30 feet of said Lot 9, which south 30 feet was conveyed by Austin Development company to A.C. Knippa in deed dated August 30, 1929 (lot 9 in said Block 1</p>	<p>Volume 442, Pages 183-184</p>	<p>September 4, 1929</p>	<p>None listed</p>

	extends 60 feet on the front line and 62.50 feet on the back line).			
6.	<p>A.C. Knippa and wife, Margaretha Knippa to Ernest W. Jackson</p> <p>Legal: Tract 1: Lot 8 and the south 30 feet of Lot 9 in Block One, Pemberton Heights, an addition to the City of Austin, Travis County, Texas. Tract 2: A triangle of land between the North ½ of said Lot 9 in Block 1 in said Pemberton Heights Addition to the City of Austin, Texas, and the south 30 feet of said Lot 9.</p>	Volume 1262, Pages 436-438	May 15, 1952	\$25,000 note
7.	<p>Ernest W. Jackson and wife, Harriet B. Jackson to John Van Cronkhite and wife, Donna Pinkston Van Cronkhite</p> <p>Legal: Tract 1: Lot 8 and the south 30 feet of Lot 9 in Block One, Pemberton Heights Addition to the City of Austin, Travis County, Texas. Tract 2: A triangle of land between the North ½ of said Lot 9 in Block 1 in said Pemberton Heights Addition to the City of Austin, Texas, and the south 30 feet of said Lot 9.</p>	Volume 1413, Pages 67-70	November 25, 1953	\$38,500 note (Assumption of \$22,095.98 note + new note of \$16,404.02)
8.	<p>John Van Cronkhite and wife, Donna Pinkston Van Cronkhite to Calvin C. Huffman and wife, Olive W. Huffman</p> <p>Legal: Tract 1: Lot 8 and the south 30 feet of Lot 9 in Block One, Pemberton Heights Addition to the City of Austin, Travis County, Texas. Tract 2: A triangle of land between the North ½ of said Lot 9 in Block 1 in said Pemberton Heights Addition to the City of Austin, Travis County, Texas, and the south 30 feet of said Lot 9.</p>	Volume 1892, Pages 26-29	February 24, 1958	Assumption of remaining balance of \$25,000 note

9.	Olive W. Huffman and Estate of Calvin C. Huffman to Olive W. Huffman	Volume 8248, Pages 528-531	September 12, 1983	
<p>Legal: Tract 1: Lot 8 and the south 30 feet of Lot 9 in Block One, Pemberton Heights Addition to the City of Austin, Travis County, Texas.</p> <p>Tract 2: A triangle of land between the North ½ of said Lot 9 in Block 1 in said Pemberton Heights Addition to the City of Austin, Travis County, Texas, and the south 30 feet of said Lot 9.</p>				
10.	Calvin Wayne Huffman, Richard Ellsworth Huffman and Gregory Scott Combest Huffman, as Independent Co-Executors of the Estate of Olive W. Huffman, Deceased, and Calvin Wayne Huffman, Richard Ellsworth Huffman and Gregory Scott Combest Huffman, as Co-Trustees of the Olive W. Huffman Trust #2 of 1991, the Olive W. Huffman Trust #3 of 1991 and the Olive W. Huffman Trust #4 of 1991 to Clay C. Duckworth and Mollie H. Duckworth	Instrument# 2009104248	June 22, 2009	\$1,050,000 note
<p>Legal: Tract 1: Lot 8 and the South 30 feet of Lot 9, Block 1, of the First Section of Pemberton Heights, an Addition in Travis County, Texas</p> <p>Tract 2: A triangle of land between the North ½ of Lot 9, Block 1 and the South 30 feet of Lot 9, Block 1, of the First Section of Pemberton Heights, an Addition in Travis County, Texas.</p>				

**Occupancy History
2414 Harris Blvd**

**City Directory Research, Austin History Center
April 2010**

<u>Year</u>	<u>Occupant Name and Reference</u>
1929	(address not listed in directory) Note: The owner at this time, J.B. Riley, is listed as living at h6 Enfield Rd
1930-31	Knippa, Adolph C (Margaretha) Kash-Karry Also listed are Elfrieda Knippa and Margaret T Knippa (student U of T)
1932-33	Knippa, Adolph C (Margaretha) Kash-Karry Also listed are Elfrieda Knippa (student U of T) and Margaret T Knippa (clerk Kash-Karry Drugs No. 2)
1935	Knippa, Adolph C (Margaretha) Kash-Karry Market Also listed are Edgar Knippa and Irma Knippa
1937	Knippa, Adolph C (Margaretha) Kash-Karry Also listed are Edgar A Knippa (student U of T), Elfrieda Knippa and Evelyn Knippa
1939	Knippa, Adolph C (Margaretha) Kash-Karry Also listed are Edgar A Knippa (student U of T), Evelyn Knippa (student U of T) and Irma Knippa (student)
1940	Knippa, Adolph C (Margaretha) Kash-Karry Also listed are Irma Knippa (nurse), Edgar A Knippa and Evelyn M Knippa
1941	Knippa, Adolph C (Margaretha) Kash-Karry Also listed are Marilyn F Knippa (student U of T), Irma A Knippa (grad nurse), Edgar A Knippa (bookkeeper) and Evelyn M Knippa (student)

1942	Knippa, Adolph C (Margaretha) Kash-Karry Also listed are Marilyn F Knippa (student U of T), Edgar A Knippa (bkpr) and Evelyn M Knippa (sten)
1944-45	Knippa, Adolph C (Margaretha) Kash-Karry
1947	Knippa, Adolph C (Margaretha) Kash-Karry Also listed is Doris Knippa
1949	Knippa, Adolph C (Margaretha) Kash-Karry
1952	Knippa, Adolph C (Margaretha) Pres. Kash-Karry Inc. Also listed is Doris A. Knippa (student U of T)
1953	Vacant Note: The owner during this time, Ernest W. Jackson, is listed as living at 709 Rio Grande, pres The Steck Co.
1954	Van Cronkhite, John S (Donna P) John VanCronkhite Associates Public Relations Counsel
1955	Van Cronkhite, John S (Dona P) John VanCronkhite Associates Public Relations Counsellor
1957	Van Cronkhite, John S (Dona P) John VanCronkhite Assn
1958	Van Cronkhite, John S (Donna P)
1959	Huffman, Calvin C (Olive) Lawyer, Mutual Savings Bldg. Also listed are Tish Huffman (student) and Wayne Huffman (student)
1960	Huffman, Calvin C (Olive) Lawyer, Mutual Savings Bldg. Also listed are Tish Huffman (student) and Wayne Huffman (student)

1992	Olive W. Huffman Retired
2000	Calvin C. Huffman* Retired
2007	Calvin C. Huffman* Retired

*Mrs. Calvin C. Huffman

Biographical History of the Residents of 2414 Harris Blvd.

John Brizendine Riley and Texie Finley Riley (1928 – 1929)

Texie Finley Riley and her husband, J.B. Riley, were the first owners of 2414 Harris Blvd. J.B. Riley was the original sales agent for Pemberton Heights in 1927.

American-Statesman, Sunday, June 12, 1927.

Adolph C. Knippa and Margaretha Knippa (1929 – 1952)

According to Margaret Knippa Best, the Knippas were the first occupants of the home at 2414 Harris Blvd., which appears to have been built by the Rileys.

A.C. Knippa was born in Swiss Alp, Texas in 1888 and came to Austin in 1903 at the age of 15. In 1910, A.C. Knippa and his brother-in-law, Henry Ritter, established Ritter and Knippa Grocery at the corner of East Avenue and 23rd Street (now IH 35 and Manor Road). By 1913, A.C. Knippa had opened his own grocery store, Sunshine Store, on 23rd Street (now Manor Road). Knippa established the first Kash-Karry grocery store at 7th and Congress in 1920 and later formed a partnership with Austin native Grover C. Seiders which lasted until 1951 when the firm was incorporated to allow longtime employees to participate in the business. Kash-Karry was one of the first chain grocery stores in Austin, and differed from older local establishments in that it did not offer credit to its customers, but required payment at the time of purchase. In addition, customers chose merchandise from the shelves & "karried" it out, as opposed to submitting orders, which older-style grocers would fill & then deliver. Kash-Karry, Piggly Wiggly, and the A&P all represented the new wave of chain stores in the 1910s and 1920s which soon replaced the older neighborhood grocers. A feature of all Kash-Karry stores was the operation of a complete meat market staffed by experienced meat cutters. Special emphasis was also placed on fresh fruits, vegetables and eggs. By the 1980s, there were at least seven Kash-Karry stores around the city. From the beginning, Knippa and Seiders adopted a policy of offering only the highest quality products at the lowest possible prices every day of the week. The Kash-Karry tradition lives on today at the neighborhood Fresh Plus locations in Hyde Park and Clarksville.

Margaretha Luker moved to Austin in 1908 at the age of 21, and worked as a clerk at Bohn Brothers, a department store on Congress Ave., where she met A.C. Knippa who also worked there. Margaretha and A.C. Knippa were married in 1912. The Knippas owned the Harris-Carter House at 603 Carolyn Ave from 1924 to 1926. They moved into 2414 Harris Blvd. in 1929, where they raised their seven children and lived for nearly 23 years.

Margaretha was an avid gardener. She raised beautiful flowers in the backyard at 2414 Harris. She was an original member of St. Paul Altar Guild and served as its president for a term. Her flower arrangements graced not only the church altar but also many home events, her own and those of her daughters, four of whom were married in the living room of 2414 Harris. A.C. Knippa donated the money for the colorful Spanish tile that covered the floor of the lobby of Kilian Hall, the first building of the new Lutheran Concordia College of Texas on what was then called East Avenue (later called Concordia University, Texas and the address became 1400 North IH 35). Kilian Hall was dedicated on October 17, 1926. The Knippa's were longtime members of St. Paul

Lutheran Church, and donated the funds to build the new chapel, which was dedicated in 1959.

A.C. Knippa passed away in 1973 at the age of 84. Margaretha Knippa passed away in 1974 at the age of 87.

American-Statesman, June 25, 1973.

The American-Statesman, August 12, 1955

The Austin-American, November 20, 1935

"The Concordia 1930 Blue Bonnet"

Program from the Service of Thanksgiving Dedication Day, Saint Paul Lutheran Church, June 7, 1959.

Additional family history provided courtesy of the Knippa's daughter, Margaret Best, and granddaughters, Margaret Trent and Jan Slack.

Ernest W. Jackson (1952 – 1953)

ERNEST WALTER JACKSON, 1895-1983

Ernest W. Jackson and wife Harriet Stanford Jackson purchased the house at 2414 Harris Blvd in May 1952. It does not appear that they ever occupied the home, however, as 2414 Harris Blvd. is listed as being "vacant" during this time and the Jacksons are listed as living at 709 Rio Grande Street from 1949 until 1958.

Ernest W. Jackson was born August 12, 1895, in Goldthwaite, Mills County, Texas. In 1919, Jackson established a school supply business that in 1921 merged with the E. L. Steck Company. In 1932, the year he was admitted to the State Bar of Texas, the Steck Company was incorporated with Jackson as its vice president and general manager, a position he held until 1952 when he became president of the company. In 1957 he was elected chairman of the board.

Jackson sold his interest in the Steck Company in 1962 and embarked upon a banking career. He became chairman of the board of directors of the Austin National Bank and served in this capacity until he retired December 31, 1968. In his retirement, Jackson was a consultant in the areas of industry and finance.

Ernest W. Jackson was a prominent Austin civic leader, serving as a trustee of the Austin school board, including two years as board chairman. After World War II, he led two successful \$10 million bond campaigns that the school district needed to fund its postwar construction program. For this effort, the National Council of Parent Teacher Association Presidents awarded him their honorary life membership. [Austin American, June 16, 1969]

John VanCronkhite and Donna Pinkston VanCronkhite (1953 – 1958)

Georgia-born John VanCronkhite moved to Texas during WWII and became editor and publisher of the Nacogdoches Daily Sentinel. It was there that he met and soon married Donna Pinkston, a writer at the Sentinel. Mrs. VanCronkhite was descended from early Texas pioneer families and was the great-great-great granddaughter of William H. Clark, Jr., a signer of the Texas Declaration of Independence.

The VanCronkhites moved to Harlingen in 1945 where he was associated with daily newspapers in the area and became active in state politics. In 1948 he directed the first congressional campaign in the Rio Grande Valley for future Texas senator Lloyd Bentsen, Jr. In 1949 the family, which now included John Jr., David, and Katina, moved to Austin where VanCronkhite became executive assistant to Governor Allen Shivers. He was appointed executive director of the Texas Good Neighbor Commission in 1951 and coordinated the successful Democrats for Eisenhower presidential campaign in 1952.

The family left Austin in 1958 when VanCronkhite created and became producer and general manager of the National Finals Rodeo, the first Rodeo World Series. In 1960 the family resettled in Dallas where VanCronkhite established and partnered in a public relations firm until his death in 1974.

Courtesy of Katina VanCronkhite.

Calvin C. Huffman and Olive Weaver Huffman (1958 – 2009)

Calvin Combest Huffman was born October 15, 1907 in Del Rio. His family moved to Eagle Pass where he spent much of his childhood before enrolling in the University of Texas in Journalism. After attending UT, he returned to Eagle Pass and managed the Guide, a newspaper owned by his father.

Olive Weaver Huffman was born on August 20, 1913, in Galveston, Texas, to S. Ellsworth Weaver and Ann Tobin Weaver. In the Galveston hurricane of 1915 Olive, her mother and three brothers were on the last train to leave the island as the causeway collapsed behind them. When she was 4, her family moved to Beaumont. Olive graduated from Beaumont High School and attended Rice University before marrying Calvin C. Huffman in 1937. Cal and Olive first made their home in Eagle Pass, Texas, where Cal was editor and publisher of the Eagle Pass Daily Guide. Cal was elected to the Texas House of Representatives in 1940, and he and Olive soon came to Austin with their two young children, Patricia and Wayne. Cal served two terms in the House of Representatives, where he was the driving force behind a movement to create Big Bend National Park. A mountain in the park, now called Mt. Huffman, was even named after him. Cal and Olive loved Austin so much, they decided to stay; and soon had two more children, Richard and Gregory. Cal eventually became an attorney specializing in insurance law, which he practiced until his death on August 14, 1980. Olive became active with social and church work, while she continued to focus on her four children and family responsibilities.

In 1950, a group of Austin women met and organized the Austin Lawyers Wives Club. Olive was one of the Charter Members of the club. She also served as its 7th President, from 1956 to 1957. She was honored at the Headliners Club in March, 2000, as a fifty

year active member. Olive was also a Charter Member and member of the Executive Board of the Austin Symphony League, organized in 1953. In addition to her involvement with the various committees and boards of the League, she served as Chairman of the Diamond Debutante Committee in 1962, which organized and hosted the Jewel Ball. She was a 60-year member of the Legislative Ladies Club and was a co-founder of the Legislative Children's Club in March, 1949. Another organization to which Olive gave much of her time and energy was the Settlement Club, which she joined in 1960. She was a long time member and served on its Board. She was also a long-time member of the First United Methodist Church, a former member of the Board of Stewards and was a member of Circle #2 for over 55 years, a group that she has also chaired several times.

She was an active member and/or officer of many other organizations, including the Tri-Delt Mothers Club where she served as President, the Delta Tau Delta Mothers Club, Friends of the Austin Public Library, the Texas Botanical Garden Society and the First Docents of the U.T. Art Department and Laguna Gloria in Austin.

Olive Weaver Huffman, age 95, passed away suddenly at her home in Austin, Texas, on December 4, 2008.

Compiled based on Texas State Cemetery Master List of Burials (available at http://www.cemetery.state.tx.us/pub/user_form.asp?pers_id=2461 and http://www.cemetery.state.tx.us/pub/user_form.asp?pers_id=2988) and information provided by Richard Huffman.

Clay C. Duckworth and Mollie H. Duckworth (2009 – present)

A native of Austin, Clay Caldwell Duckworth was born in 1976, graduated from Anderson High School in 1995, the University of Texas at Austin with a B.S. in Mechanical Engineering in 2000, and the University of Texas at Austin McCombs School of Business with an MBA in 2007. Clay worked in engineering and supply chain management at Dell, Inc. prior to starting businesses in 2007 focused on construction and development, real estate transactions, and real estate investments.

Mollie Hanvey Duckworth was born in 1977 and moved to Austin in 1995 to attend the University of Texas at Austin where she graduated with a B.S. in Communications Sciences and Disorders in 1999. Mollie received a J.D. from the University of Texas School of Law in 2005 and currently practices as a corporate and securities attorney with Baker Botts L.L.P.

Kash-Karry Stores Are A Hometown Business

Kash-Karry Grocery is an organization of hometown folks who have operated grocery stores serving Austin for more than a third of a century.

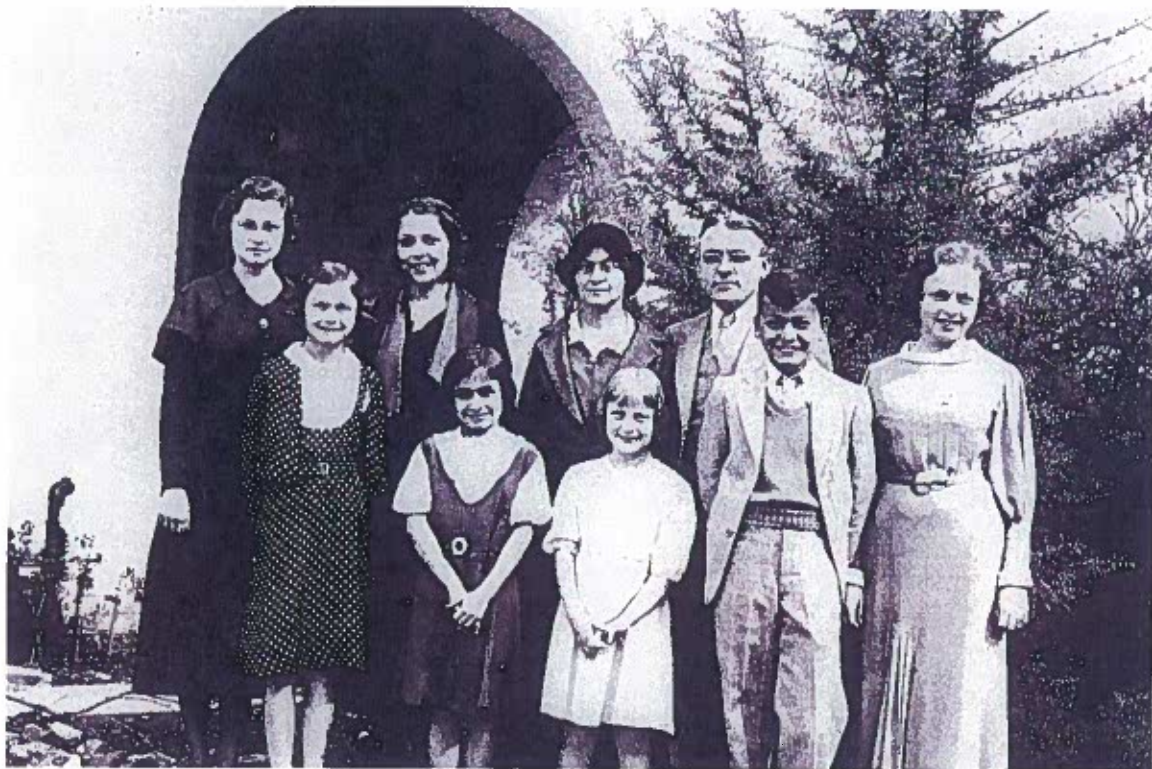
In 1921, A. C. Knippa decided the new method of operating a store by permitting customers to select their own merchandise was a good idea. He purchased the trade name "Kash-Karry" and opened his store at Seventh and Congress Avenue to serve the 35,000 people living in Austin at that time.

Knippa was soon joined in his venture by another young Austin native, the late Grover C. Seiders. This partnership lasted until 1931, when the firm was incorporated to allow longtime employees to participate.

Today there are five Kash-Karry stores in strategic parts of the city. From the beginning, Knippa and Seiders adopted a policy of offering only the highest quality products at the lowest pos-

sible prices every day in the week, and is one of the few grocery firms in the nation which does not juggle prices for weekend specials, according to Ernest Best, treasurer of the firm.

Kash-Karry's first president upon incorporation was G. C. Seiders. The present organization is headed by its founder, A. C. Knippa, president; Mrs. G. C. Seiders, vice president; R. D. Seiders, secretary; Ernest Best, treasurer. The board of directors includes Edgar A. Knippa, store manager; Weller M. Seiders, office manager; H. O. Seiders, store manager; Eugene Seiders, buyer, and Miss Arlene Seiders, manager of the drug departments.



Knippa family, early 1930s



Knippa family, 1950

Grocer Knippa Dies at 84

A. C. Knippa, 84, of 915 Duncan Lane, died Saturday in a local hospital.

Knippa was born in Swiss Alp and came to Austin in 1900 at the age of 15. He established the first Kash-Karry Grocery Store at 7th and Congress in 1900 after starting in the grocery business in 1910. His first store was called Ritter and Knippa, and later he had the Sunshine Store on Manor Road.

Knippa was joined in partnership by the late G. C. Seider after starting the Kash-Karry grocery store.

He is survived by his wife, Mrs. A. C. Knippa of Austin; a son, Edgar A. Knippa of Austin; six daughters, Doris Knippa, Mrs. Ernest Best and Mrs. Art Eitelman, all of Austin; Mrs. M. L. Koehnke of Appleton, Wis.; Mrs. J. W. Behnen Jr. of San Antonio, and Mrs. George Beto of Huntsville; 30 grandchildren; 15 great-grandchildren; and a sister, Mrs. H. F. Ritter of Austin.

Funeral will be Monday at 9:30 a.m. at St. Paul's Lutheran Church with John Ellwanger officiating. Burial, under the direction of the Wood-Corley Funeral Home, will be in Austin Memorial Park.

Pallbearers will be grandsons.



A. C. KNIPPA
Grocer dies

A. C. KNIPPA

Funeral for A. C. Knippa, 84, of 915 Duncan Lane, was Monday at St. Paul Lutheran Church with Pastor John Ellwanger officiating. Burial, under direction of the Wood-Corley Funeral Home, was in Austin Memorial Park. Pallbearers were grandsons: Steve Best, Tim Best, Geo Beto, Rev. Richard Koehnke, John Knippa and Jim Behnen. Knippa died Saturday.

Memorial contributions may be made to the Parkinson's Disease Association or to the Lutheran Hour. Am 6/25/72

MR. A. C. KNIPPA

A. C. Knippa, 84, of 915 Duncan Lane, died Saturday in a local hospital. He was born at Swiss Alp, Texas, and came to Austin in 1900 at the age of 15.

Knippa started in the grocery business in 1910, first as Ritter and Knippa, and later had the Sunshine Store on Manor Road. He established the first Kash-Karry Grocery Store at 7th & Congress Avenue in 1920 and later joined a partnership with the late G. C. Seider.

Survivors are his wife, Mrs. A. C. Knippa; a son, Edgar A. Knippa of Austin; six daughters, Mrs. Doris Knippa, Mrs. Ernest Best, Mrs. Art Eitelman, all of Austin, Mrs. M. L. Koehnke of Appleton, Wis., Mrs. J. W. Behnen Jr. of San Antonio and Mrs. George Beto of Huntsville; 30 grandchildren; 15 great-grandchildren; and a sister, Mrs. H. F. Ritter of Austin.

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Memorials may be made to the Parkinson's Disease Association or to the Lutheran Hour. Am 6/25/72



John and Donna Van Cronkhite



Huffman family party in the front of the house – early 1960s. Note the Mansbendel door.

A. APPLICATION FOR HISTORIC ZONING

OK to go
SS
6-4-10

PROJECT INFORMATION:

#10449928

DEPARTMENTAL USE ONLY	
APPLICATION DATE: <u>6-8-10</u>	FILE NUMBER(S) <u>C14H2010-0023</u>
TENTATIVE HLC DATE: _____	
TENTATIVE PC or ZAP DATE: _____	
TENTATIVE CC DATE: _____	
CASE MANAGER <u>S. Sadowsky</u>	CITY INITIATED: YES / <u>(NO)</u>
APPLICATION ACCEPTED BY: <u>B. Kamas</u>	ROLLBACK: YES/NO

BASIC PROJECT DATA:

1. OWNER'S NAME: <u>Clay & Mollie Duckworth</u>	
2. PROJECT NAME: <u>Knippa-Huffman House</u>	
3. PROJECT STREET ADDRESS (or Range): <u>2414 Harris Blvd, Austin, TX</u>	
ZIP <u>78703</u>	COUNTY: <u>Travis</u>

AREA TO BE REZONED:

4. ACRES <u>.40</u>		(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>
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

RELATED CURRENT CASES:

6. ACTIVE ZONING CASE? (YES / <u>(NO)</u>)	FILE NUMBER: _____
7. RESTRICTIVE COVENANT? (YES / <u>(NO)</u>)	FILE NUMBER: _____
8. SUBDIVISION? (YES / <u>(NO)</u>)	FILE NUMBER: _____
9. SITE PLAN? (YES / <u>(NO)</u>)	FILE NUMBER: _____

SCANNED

PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):

10a. SUBDIVISION REFERENCE: Name: Pemberton Heights Section 1
Block(s) 1 Lot(s) 8 & South 30.825 Ft Lot 9 Outlot(s) _____
Plat Book: _____ 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: 2009104248 PAGE: _____ TAX PARCEL I.D. NO. 114365

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
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. X 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: Clay & Mollie Duckworth
FIRM NAME: _____ TELEPHONE NUMBER: 512-771-9808
STREET ADDRESS: 2414 Harris Blvd
CITY: Austin STATE: TX ZIP CODE: 78703
EMAIL ADDRESS: clayduckworth@gmail.com

AGENT INFORMATION (IF APPLICABLE):

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

DEPARTMENTAL USE ONLY:

Revised June 30, 2002

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.

Clay C. Duckworth 6-4-10
Signature Date

Clay C. Duckworth
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.

Clay C. Duckworth 6-4-10
Signature Date

Clay C. Duckworth
Name (Typed or Printed)

Firm (If applicable)

SCANNED

E. ACKNOWLEDGMENT FORM

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

I, Clay C. Duckworth 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

2414 Harris Blvd, Austin, TX 78703
(Address or Legal Description)

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.

Clay C. Duckworth
(Applicant's signature)

6-4-10
(Date)

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

NO 1055433

ACCOUNT NUMBER: 01-1501-0503-0000

PROPERTY OWNER:

DUCKWORTH CLAY C & MOLLIE H
2414 HARRIS BLVD
AUSTIN, TX 78703-2406

PROPERTY DESCRIPTION:

LOT 8 * & S 30.625 FT OF LOT 9 BLK
1 PEMBERTON HEIGHTS SEC 1

ACRES .0000 MIN% .000000000000 TYPE

SITUS INFORMATION: 2414 HARRIS BLVD

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:		*ALL PAID*
UNPAID FEES:		* NONE *
INTEREST ON FEES:		* NONE *
COMMISSION:		* NONE *
TOTAL DUE ==>		*ALL PAID*

TAXES PAID FOR YEAR 2009 \$22,488.59

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 31.06 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 05/11/2010

Fee Paid: \$10.00

Nelda Wells Spears
Tax Assessor-Collector

By: Nelda Wells Spears

SCANNED



- REPAIR/RESTORE EXISTING CLAY (TILE) ROOF
- FINISH RAIL ON SIDE OF BUILDING TO REMAIN
- NEW HALF-ROUND COPPER GUTTERS & DOWNSPOUTS (NONE)
- CHANGING WOOD SHUTTERS & WINDOWS TO REMAIN
- RETURN PORCH TO EXPOSE ORIGINAL BRICKWORK
- RETURN EXISTING INFILL (C. CORNER ARCHES)
- RESTORE ORIGINAL OPEN SOUTHERN PORCH

- REPAIR/REPLACE ORIGINAL FRENCH DOORS & SHUTTERS

- REMOVE EXISTING SEARCH DOOR IN CENTER BAY, REINSTALL ORIGINAL FRONT DOOR (PER MANUSCRIPT) CURRENTLY STORED IN GARAGE
- INSTALL ORIGINAL SALVAGED PAIR IRON SCISSORS EACH SIDE OF FRONT DOOR, PER HISTORIC PHOTOS

PROPOSED FACADE RESTORATION

2414 HARRIS BLVD

CONCEPTUAL SKETCH - 6-2010

Clinton Louisville Architects, Austin, Texas

for CLAY & MOLLIE DUCKWORTH

Conceptual sketch for restoration of the historic façade

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