

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2010-0032

HLC DATE:

September 27, 2010

PC DATE:

December 14, 2010

APPLICANTS: Tim and Pam Walker, owners

HISTORIC NAME: Robert and Helena Ziller House

WATERSHED: Town Lake

ADDRESS OF PROPOSED ZONING CHANGE: 800 Edgecliff Terrace

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

SUMMARY STAFF RECOMMENDATION: Staff recommends the proposed zoning change from family residence – neighborhood plan (SF-3-NP) combining district to family residence – historic landmark – neighborhood plan (SF-3-H-NP) combining district zoning.

QUALIFICATIONS FOR LANDMARK DESIGNATION:

The ca. 1937 house was designed by an in-house Calcasieu Lumber Company architect, Lee M. Smith, who went on to have his own private practice in Austin. The house is an excellent example of a Mediterranean Revival villa with an asymmetrical façade, stucco finish, rounded surfaces, square tower, patterned tile accents at the doorway, and an abundance of wrought iron. The house was the home of Robert and Helena Ziller, noted spiritualists and benefactors of the Town Lake Animal Shelter.

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

PLANNING COMMISSION ACTION: Recommended the proposed zoning change from SF-3-NP to SF-3-H-NP. Vote: 6-0 (Chimenti, Reddy, and Hernandez absent).

DEPARTMENT COMMENTS: The house is listed as a Priority 2 for research in the Comprehensive Cultural Resources Survey (1984).

CITY COUNCIL DATE: February 10, 2011

ACTION: Postponed to March 24, 2011 at the applicant's request.

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: South River City Neighborhood Association

BASIS FOR RECOMMENDATION:

Architecture:

The ca. 1937 is an excellent example of a Mediterranean Revival villa with an asymmetrical stucco façade, round-arched doorway with a patterned tile surround, and a scalloped bottom to the projecting bay to the left of the front door. A square tower with a round-arched arcade rises from the southwest corner of the house. Fenestration consists of Colonial Revival-styled 6:6 wood frame windows. The porte-cochere was extended to shelter the elevator entrance on the south side of the house, and a belvedere with stained glass has been added to the roof for the top of the elevator equipment. The porte-cochere has a

ALTERATIONS/ADDITIONS: Wrought iron window grilles were added in the 1990s when the house served as a bed and breakfast. When the current owner was diagnosed with multiple sclerosis, they added an elevator, extending the porte-cochere to shelter the exterior elevator door, which is the original arched front door (which had been in storage), and built a belvedere with stained glass onto the roof of the house for the top of the elevator equipment. The original wrought-iron gates were replaced with wrought-iron electric gates.

ORIGINAL OWNER(S): Robert and Helena Ziller (1937)

OTHER HISTORICAL DESIGNATIONS: None.



Robert and Helena Ziller House
800 Edgecliff Terrace
ca. 1937



Original front door of the house, now the elevator entry door on the south side
This door was in storage when the current owners purchased the house. Note the Z
patterns in the windows.



Example of decorative ironwork – railing at the front door



Living room

A. APPLICATION FOR HISTORIC ZONING

OK to go
SS
8-12-10

PROJECT INFORMATION:

| DEPARTMENTAL USE ONLY | |
|--|--------------------------------------|
| APPLICATION DATE: <u>8/17/10</u> | FILE NUMBER(S) <u>C144-2010-0032</u> |
| TENTATIVE HLC DATE: _____ | |
| TENTATIVE PC or ZAP DATE: _____ | |
| TENTATIVE CC DATE: _____ | CITY INITIATED: YES / NO |
| CASE MANAGER <u>Steve S.</u> | ROLLBACK: YES/NO |
| APPLICATION ACCEPTED BY: <u>Carmen</u> | |

BASIC PROJECT DATA:

| | |
|---|-------------------|
| 1. OWNER'S NAME: Tim and Pam Walker | |
| 2. PROJECT NAME: Helena & Robert Ziller House | |
| 3. PROJECT STREET ADDRESS (or Range): 800 Edgcliff Terrace | |
| ZIP 78704 COUNTY: Travis | |
| 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 | 0.5516 | (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>SF-H Residence</u> | <u>SF-3H</u> |
| _____ | _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ | _____ |

RELATED CURRENT CASES:

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

Revised June 30, 2002

TL watershed
K20

C. 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.

Tim Walker Tim Walker 8/2/10
Signature Date

Tim & Pam Walker
Name (Typed or Printed)

INSPECTION AUTHORIZATION

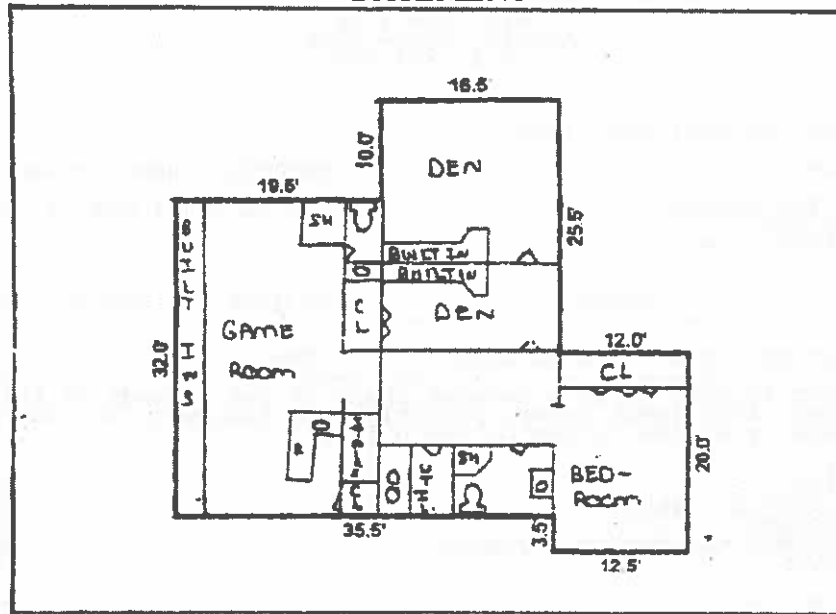
As owner or authorized agent, my signature authorizes staff to visit and inspect the property for which this application is being submitted.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND
INDICATE FIRM REPRESENTED, IF APPLICABLE.

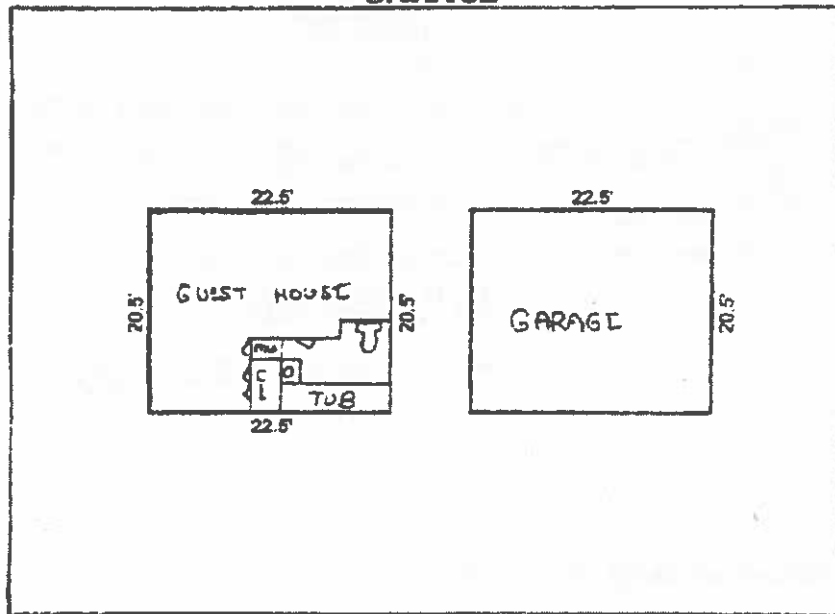
Tim Walker Tim Walker 8/2/10
Signature Date

Tim & Pam Walker
Name (Typed or Printed)

BASEMENT



GARAGE



SCANNED

Helena & Robert Ziller House
800 Edgecliff Terrace, Austin, Texas
Compiled by Phoebe Allen

Robert Ziller, member of a respected pioneer Austin family, and his wife, Helena, constructed their remarkable Mediterranean Revival home in 1937. The Travis Heights house is situated on a cliff overlooking downtown Austin at the point where Blunn Creek enters the Colorado River.¹ Like the Reuter House and the Gillespie Stacy House in Travis Heights, the Batts House and the Maverick Miller House in West Campus, the Ziller House is a picturesque, irregular villa constructed between the wars, in part to take maximum advantage of fine vistas, now diminished due to buildings and vegetation. Most feature Weigl Brothers ironwork and a high level of craftsmanship. The carved living room and library mantels in the Ziller home are of exceptional note.

Edgecliff Terrace ends at the Ziller House gates and an original high, stuccoed stone fence. Live oaks are prominent in the front garden. The Ziller's home was a haven for animals, and they were benefactors of Austin's Humane Society. Helena Ziller lived at the house until her death in 1973; her sister-in-law Ruth Layne remained in the home until her death in March of 1990, when the home was donated to the Scottish Rite Temple. More recently the Ziller House was a bed-and-breakfast, its clientele including such luminaries as Clint Eastwood, Walter Cronkite, Linda Ellerbee, Meg Ryan, Dennis Quaid and Lyle Lovett. It reverted to single-family status in 1999.

With the exception of the addition of the elevator, elevator access and porte-cochere, which were carefully designed to be in harmony with the original style, the home has an unusually high degree of historic integrity in both the interior and exterior architecture. The Ziller House is deserving of Historic Landmark status by both the City of Austin and State of Texas.

Architectural style

The architect is listed as **Lee M. Smith**² in the 1937 Building Permit, which notes the estimated cost as \$10,000, and Thomas Simnacher³ and Son as the contractor for the two-story house plus basement with integrated garage. The Ziller House features characteristics of the Spanish Eclectic style. Mediterranean Revival stylistic features are seen in the asymmetrical stucco façade, prominent front gable, cantilevered window, dramatic entry – almost a Triumphal Arch, and ornamental ironwork, some of which is attributed to Weigl Ironworks. The house also exhibits characteristics of the Colonial Revival style, in particular its six over six windows with shutters.

The three impressionistic arches on the façade are meant to suggest projecting roof timbers or vigas typical of the Spanish Colonial style. Brackets under the extended balcony on the left are also more suggestive than supportive, as is the arched wing wall with the gate on the right corner. The upper gable pipes, which serve as ventilation for the attic, suggest projecting timbers. These characteristics, as well as the massing of the house itself and its vertical orientation, distinguish

¹ Longhorn Dam created Town Lake in 1960.

² Lee M. Smith is listed in the 1937 city directory as an architect for Calcasieu Lumber Co. His listing as an architect in private practice is in bold in the 1939 directory.

³ The name on the building permit is difficult to read. Thomas Simnacher is listed in the 1935 city directory as a carpenter; he is not listed in the 1937 directory.

The large black Vent-A-hood, made in Richardson, Texas, is original and works. The original intercom, connecting the kitchen to the upstairs master bedroom, still works; it has copper tubing. Weigl Ironworks is likely responsible for the artistic stairwell railing and the light fixture at the top of the stairs, which originally hung in the living room.

The north bedroom was the bedroom of Angela Ziller. All ceiling lights upstairs are originals. The balcony ironwork is original, probably by Weigl. The library/bedroom originally had a good view of the Capitol. The unusual carved wood mantel and surround in the Library was brought by the Zillers from a previous home, perhaps that of Ziller's grandmother. The side smoking porch, which had been screened in by Bowne, was glassed in by the Walkers.

Robert Ziller used the Library as his bedroom. Lena was in the master bedroom next door. The former doorway in the bath, between the two main bedrooms, is now sealed. The former dumbwaiter to the kitchen, in a closet, was appropriated for AC ducts. A sleeping porch is adjacent to the master bedroom. There are original ceiling lights in both rooms. The small bedroom is said to have been called the "Lord's Room" and is believed to have had an altar and several crucifixes and icons⁵; the overhead light fixture, a five-pointed star, may have had a spiritual meaning, or perhaps it was just a Texas star.

The basement floor today includes a bedroom, TV room, bath and office. These are not historic. When purchased in 1989, the basement was unfinished and appeared to have been used to house animals. Mr. Ziller had a workshop in the basement for his inventions. Animal pens were in what is now the laundry room, and partitions for larger animals, probably the goats, were in other rooms. The Ziller basement also had a bath and a servant's room. The glass-block bath was added by the Kindreds.

Alterations

According to the current owners, and as verified by the drawing approved by the City in granting the home's building permit, the footprint of the house has not changed until recently, when the elevator was added due to the owner's increasing disability from multiple sclerosis. A porte-cochere was consequently extended from the existing brackets on the south side of the house, mirroring the detail of the gated entry on the northeast front corner of the house, to offer shelter for entrance to the elevator. The original arched front door, which had been in storage, was moved to the elevator entry; it features 'Z's' on two small windows. The elevator equipment, located in the top of the elevator tower, required access from the flat widow's walks on the steep rooftop. The previous 18-inch clearance proved inadequate – a workman was injured and insurance adjustors saw access as a safety issue. Thus attic/roof access was added in a small belvedere-like space on the roof. Seeing that it was not small enough to resemble a chimney, the Walkers added an arch with ironwork and style details to match the style of the house. Of the minimal additions to the home noted above, only the porte-cochere is visible from the street.

The original basement carriage house doors were removed and replaced to let more light into the basement; they are in storage. Two wrought iron front gates, with a "Z" in the middle of each, have been removed and stored on site. These were replaced with wrought iron electronic gates. The adjacent pedestrian gate is original and is a smaller version of the original carriage gates. The interior flooring, tiles, cabinetry and fixtures are original except for one light fixture on the first floor, which is stored.

⁵ Christian Science churches do not have altars or use any symbols, crosses or crucifixes.

daughters, Mary/Marie and Theresa¹⁵ (both born in Prussia). Augusta Adam obtained from the State of Texas in 1857 two lots on which she built a two-story rock house, now 403 West 14th Street, where August and Marie's only child, Robert Ziller, lived after his birth in 1871. Robert Ziller, who inherited the property when his grandmother died, remembered his grandmother as a pioneer spirit, full of endurance during trying times: along with her husband and fathers' deaths, her two brothers were killed in war, and their family fortune was depleted; she came to America to escape political unrest in Germany, bringing with her the family silver and other effects, which she sold gradually to support her children.¹⁶ A house Augusta built in Austin sometime between 1857 and 1868 at 1306 Guadalupe is a Recorded Texas Historic Landmark. At the time it was built, what is now the University of Texas was a Native American camping site. Robert Ziller remembered from stories told, that the native people would come to Augusta Adams' house to exchange bear meat for spring water and other goods.¹⁷

Augusta lived nearby at 403 Walnut/West 14th Street with her new husband, German stonemason **Herman Hertel**, and Augusta's two daughters, and later with her daughters' families. Both sisters were schoolteachers at one of the first private girls' school in Austin, built adjacent to the Adams-Hertel-Ziller home. Their students included Margaret Pease, granddaughter of Governor Marshall Pease, and Ima Hogg, daughter of Governor Stephen Hogg.

Robert Lee Ziller (1871-1961) was born in Austin and educated at the Jacob Bickler School on West 14th at Lavaca.¹⁸ He was sent, about the age of 13, to an academy in Berlin, Germany. He attended the University of Texas and was awarded a certificate denoting his accomplishments in the fields of chemistry and physics, though he did not graduate. "He devoted much of his early life to inventions and obtained many patents on various items in countries throughout the world. Most outstanding of his efforts have been his contributions to irrigation projects and to non-explosive fuel¹⁹ containers. In recognition of his work in the field of irrigation, Mr. Ziller was awarded a medal at the National Irrigation Exposition, Pueblo, Colorado, in 1910."²⁰

Ziller and his first wife **Elizabeth 'Bessie' Harrison** (1872-1917), who were married in 1897, had one daughter, **Angela** (1907-1953). Robert and Bessie were friends of **Mary Baker Eddy** (1821-1910), who organized the Church of Christ, Scientist, in 1879. According to a church manual, August and Mary Ziller were admitted to membership in July of 1893; Robert and Theresa Ziller were admitted to membership on Sept. 30, 1893. When Robert began to deviate from Eddy's teachings, she personally excommunicated Robert and Bessie from the church before her death in 1910.

Robert managed a number of real estate properties he had inherited from his father and grandfather, some downtown on Congress Avenue, and had several hobbies that utilized the workshop in his basement. He corresponded with Woodrow Wilson and other well-known people all over the world. The Zillers numbered among their personal friends Governor Colquitt, Governor Jim Hogg, and Col. E. M. House. Robert Ziller was a Master of the Austin Masonic Lodge #12 in 1910-11. He received his Scottish Rite Degrees in 1908 and was a charter member

¹⁵ The 1880 census lists Augusta Hertel as head of household, daughter Teresa Adam, born in Prussia; son-in-law August Ziller, 34, born circa 1846 in Texas; daughter Marie, 28, born in Prussia, and grandson Robert.

¹⁶ Wadene C. Harrison, *History of 1306 Guadalupe* (Austin, Texas), p.3.

¹⁷ Harrison, p. 3.

¹⁸ Mr. Robert Ziller. From a 1961 questionnaire filed in the Austin History Center.

¹⁹ He patented a non-exploding can for kerosene and gasoline.

²⁰ "Shriuer of the Month." Undated clipping from unknown source.

brother Valtai, and Gladys Riddel, a friend of the family and receptionist at the Humane Society, lived with Mrs. Ziller from 1963 until her death in 1973. Both Robert and Helena are buried in Oakwood Cemetery. In his will²⁵, Robert planned for the Masonic Lodge to have his properties. Lena carried out his wishes, but included a plan for **Ruth Layne** to have lifetime use of their home. Ruth's daughter Dorothy Layne Hendrick has the family papers in her possession.

Ruth and her family had use of the house until Ruth's death in 1990. The house then went to Scottish Rite Temple, who sold it to **Bill Bowne** [pronounced 'bone'], an interior decorator and architect, in 1990. He restored it, converting it to a bed-and-breakfast. It continued as a B&B under new owners **Wendy Sandberg & Sam Kindred** in 1993, with such guests as Clint Eastwood, Walter Cronkite, Linda Ellerbee, Meg Ryan, Dennis Quaid and Lyle Lovett. The house was returned to a single-family residence by the current owners, Pam & Tim Walker, who stayed at the B&B periodically for over ten years prior to purchasing it in February of 1999.

Michael Ziller Family

John Michael Ziller (-1858) m. Catherine Keisel →

1. **August** (1846-1918) m. Mary/Marie Adam Hertel

a. Robert L. Ziller (1871-1961) → Angela (1907-1953)

2. Anna (1847-) m. ___ Jacoby

3. Mary (1850-) m. ___ Price

4. **Henry Harry** (1853-) m. Bertha Sterzing

a. H.H. Jr

b. Theodora Leslie m. Bertha Kofp → Leslie, Jack, Michael, Rebecca, Melinda

c. Edward Safady

5. **William** (1857-1915) m. Theresa Adam Hertel

6. Pearl m. ___ Moreland

Pam and Tim Walker, current owners of the Ziller House, are both native Texans. Tim was born and raised in San Antonio, and Pam hails from Houston. They met while working at St. Edwards University in their first jobs after graduating from college – Tim as the school's basketball coach and Pam as an admissions counselor. The beautiful architecture of the "Old Main" building at St. Ed's and the Spanish Renaissance influenced buildings at the University of Texas inspired Pam and Tim to want to own and care for their own historical home some day.

Tim and Pam fell in love with the Ziller House when they first saw it in 1990 while visiting from Dallas, where they then resided at the time. The home had just been purchased by an architect in Austin, having had as its only prior occupants the Ziller family. The architect added air-conditioning and opened the home as a bed and breakfast, which he graciously operated for several years. Pam and Tim were some of the first guests at the B&B. It felt like home, and they stayed there many times until it was available for purchase in the fall of 1998. They remember consoling each other every time they traveled back to Dallas from Austin following a stay at the Ziller House, with the promise "Some day we are going to own that home and not have to leave it."

Since purchasing the home, the Walkers have faithfully maintained its historic nature. All walls within the home are as they were when built in 1937. The 2007 elevator addition has enabled the Walkers to remain in the home and to be able to grow old in it.

²⁵ A copy of the will is in the hands of the current owners, and is public record.

OCCUPANCY CHAIN for 800 Edgecliff Terrace

1937 Ziller, Robert (Helena I) real est & Angela - artist @ 604 W. 15th

1939 Ziller, Robt. L (Helene) & Angela

1944-45 Ziller, Angela real est
Robt. L (Helena) real est

1949 Ziller, Angela
Robt. L (Helena S)

1954 Ziller, Robt. L (Helena A)

1959 Ziller, Robt. L (Helena)

1964 Ziller, Helena S (wid Robt L); rear vacant

1969 Ziller, Helena S (wid Robt L) retd; rear Mary J. Roberts

1974 Layne, Ruth C. Mrs. (wid Valtai)

1979 Vacant

1984 Layne, Ruth C. Mrs. Reid

1990 Filler, R.L. (no occ.)

1996 Ziller House: Kindred, Samuel & Sandberg, Wendy

2000 800 Edgecliff is not listed

2005 Walker, Tim & Pam

APPENDIX

Tax Certificate

Survey Plat (site map)

Floor Plans: 1st and 2nd floor (w/ elevator addition), basement, garage/guesthouse

Survey & Metes & Bounds, 1986

Clippings: Pet Shelter Benefactors Are Named

Obituary: Mrs Helena Ziller, 1973

Shriner of the Month: Robert Lee Ziller

B&B gives stars haven away from ... American Statesman, no date, Austin History

Center

August Ziller, New Encyclopedia of Texas



neglected children and instances of cruelty to animals.

Besides their \$25,000 contribution to the building fund, the Zillers have given other substantial donations to the present Humane Society — gifts totaling around \$850. It is also their intention to provide bequests to the shelter and to the Shrine Hospital for Crippled Children.

Almost any animal — lost, strayed, hungry — can find a home with the Zillers. They have at present a colony of 10 French Alpine goats, blooded animals in which they take great pride. Six cats reside in their house. A feeding station on the lawn attracts thousands of birds. At one time a mother raccoon, overcoming her timidity under Ziller's gentle hand, brought in a family of five babies to share room and board. A bobcat purred in the barn, raising, Ziller says, "a noise like a tractor."

While her husband favors cats and yields to no one in his admiration of their intelligence, Mrs. Ziller describes herself as "a horse and dog woman." She is a painter and divides her talents between flowers, landscapes and portraits of favorite pets, and will contribute some of the animal pictures to the new shelter.

Ziller's sympathy and generosity sometimes take a warmly whimsical turn. On a Christmas Eve he filled his pockets with silver dollars and passed them out to strangers as a gesture of goodwill. Another time he went along the street spying parking meters with the red flag up. Ziller put a nickle in each meter, then left a note for the car owner suggesting that he remit the \$1 saved in a fine to a charity.

Ziller shared a love of animals and poetry with Colonel House, and the two liked to drive into the country, make coffee over a wood fire and talk about books. Letters from House, written while President Wilson's advisor was at the Paris peace conference, are packed away in Ziller's house, souvenirs of an old friendship.

The Ziller family acquired Austin real estate holdings after Michael Ziller, who had been a soldier under Napoleon, came to the Texas capital and built, his grandson says, the first rock house on Congress Avenue — on the site of the Littlefield Building. August Ziller, Robert Ziller's father, was prominent in business and civic life, and a volunteer fire chief.

Shriner of the Month

ROBERT LEE ZILLER



ROBERT LEE ZILLER

How often do you come away from a conversation with another person feeling completely refreshed and knowing that you have spent your time to your own advantage? Such was the writer's privilege recently when talking with the Shriner of the Month, Noble Robert Lee Ziller.

Noble Ziller was born and educated in Austin. He attended the University of Texas and although he did not graduate from that institution he was awarded a certificate denoting his accomplishments in the fields of chemistry and physics. Noble Ziller devoted much of his early life to inventions and has obtained many patents on various items in countries throughout the world. Most outstanding of his efforts have been his contributions to irrigation projects and to non-explosive fuel containers. In recognition of his work in the field of irrigation Mr. Ziller was awarded a medal at the National Irrigation Exposition, Pueblo, Colorado, in 1910, upon which it was stated that it was "Awarded in Recognition of Excellence."

We believe that Noble Ziller's philosophy of life is best explained by a statement he made, "I have devoted my life to doing things that will help other living things and to keep them from suffering." Mr. Ziller's efforts have extended beyond the human race as a trip to the animal shelter will convince the reader. This shelter, recently constructed by the Austin and Travis County Humane Society, has designated it the Ziller Memorial Shelter in recognition of the very sizable contribution he made to the project. He has a love for every living thing that is most refreshing to see.

Noble Ziller is a member of Austin Lodge No. 12, A. F. & A. M. He served his Lodge as Worshipful Master in 1910. He received his Scottish Rite Degrees in 1908—the Lodge of Perfection on March 16 and the Chapter on March 17. He went to Galveston for the Council and Consistory Degrees but affiliated with the Austin Bodies when they were

organized and became a charter member of both the Council and Consistory. He was created a Noble in Ben Hur Temple on April 10, 1908.

For his love of mankind, his contributions to efforts to make life more pleasant and for his continued interest in all things Masonic, we pay tribute to this grand old member this month.

"Tape"

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HO 5-1191