

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2011-0005

HLC DATE:

October 24, 2011

PC DATE:

APPLICANT: Historic Landmark Commission

HISTORIC NAME: Selmar and Bennie Finn House

WATERSHED: Shoal Creek

ADDRESS OF PROPOSED ZONING CHANGE: 1700 San Antonio Street

ZONING FROM: DMU-CO to DMU-H-CO

SUMMARY STAFF RECOMMENDATION: Staff cannot recommend the proposed zoning change from Downtown Mixed Use – Conditional Overlay (DMU-CO) combining district to Downtown Mixed Use – Historic Landmark – Conditional Overlay (DMU-H-CO) combining district zoning.

Staff encourages the applicant to consider relocation of the house over demolition, but release the permit after completion of a City of Austin Documentation Package, consisting of elevations of all four sides of the house, a dimensioned sketch plan, and a narrative history of the building. The house has neither the architectural nor the historical significance to warrant individual designation as a historic landmark, but is a very good representative example of a classic bungalow derivative.

QUALIFICATIONS FOR LANDMARK DESIGNATION:

Architecture: A very good example of a one-and-a-half story frame bungalow.

Historical Associations: Associated with Selmar Finn, a meat-cutter and occasional meat market owner, and his wife, Bennie, who lived here from 1927 to 1969, when Bennie passed away.

HISTORIC LANDMARK COMMISSION ACTION: September 26, 2011: Initiated a historic zoning case.

PLANNING COMMISSION ACTION:

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

CITY COUNCIL DATE:

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: Judge's Hill Neighborhood Association

BASIS FOR RECOMMENDATION:

Architecture:

One-and-a-half story rectangular-plan side-gabled frame bungalow with a central, front-gabled dormer inset from the slope of the roof with a plain railing across the front of the

dormer, a full-width inset porch on brick piers with concrete caps and double plain square wood posts; paired 1:1 fenestration with wood screens.

Historical Associations:

The house was built around 1927 by Frederick A. Finn, the father of Selmar A. Finn, who with his wife, Bennie, lived in the house for the rest of their lives. Selmar and Bennie Finn appear in census records dating back to 1910, when they were farmers in Wharton County; by 1920, they were living in Bastrop, where Selmar operated a meat market. They moved to Austin in the mid-1920s, and Selmar had a meat market at 206 W. 6th Street. By 1930, he was working as a meat-cutter for Clarence Saunders, who had a meat market at 202 W. 6th Street. In the early 1930s, Finn opened his own meat market again at 504 W. 19th (now MLK) Street, very close to this house, then moved it back to the 300 block of W. 6th Street in the mid-1930s. After his death in 1937, his widow, Bennie, continued to live in this house until her death in 1969. By the early 1980s, the house was being used for commercial purposes – a used clothing store, Once More With Feeling, operated here in the early 1980s; the house then became the home of Atomic City, a novelty, toy, and hip clothing store, until very recently. The house is now vacant.

PARCEL NO.: 02100211080000

LEGAL DESCRIPTION: The South 84 feet of Lot 6 and the South 84 feet of the East 18 feet of Lot 5, Outlot 28, Division E.

ESTIMATED ANNUAL TAX ABATEMENT: \$2,322 (income-producing); city portion: \$644.

APPRAISED VALUE: \$470,000

PRESENT USE: Vacant

CONDITION: Fair to good

PRESENT OWNER: Ann Parsons Buratti Real Estate Trust
13205 El Camino Road
Austin, Texas 78727

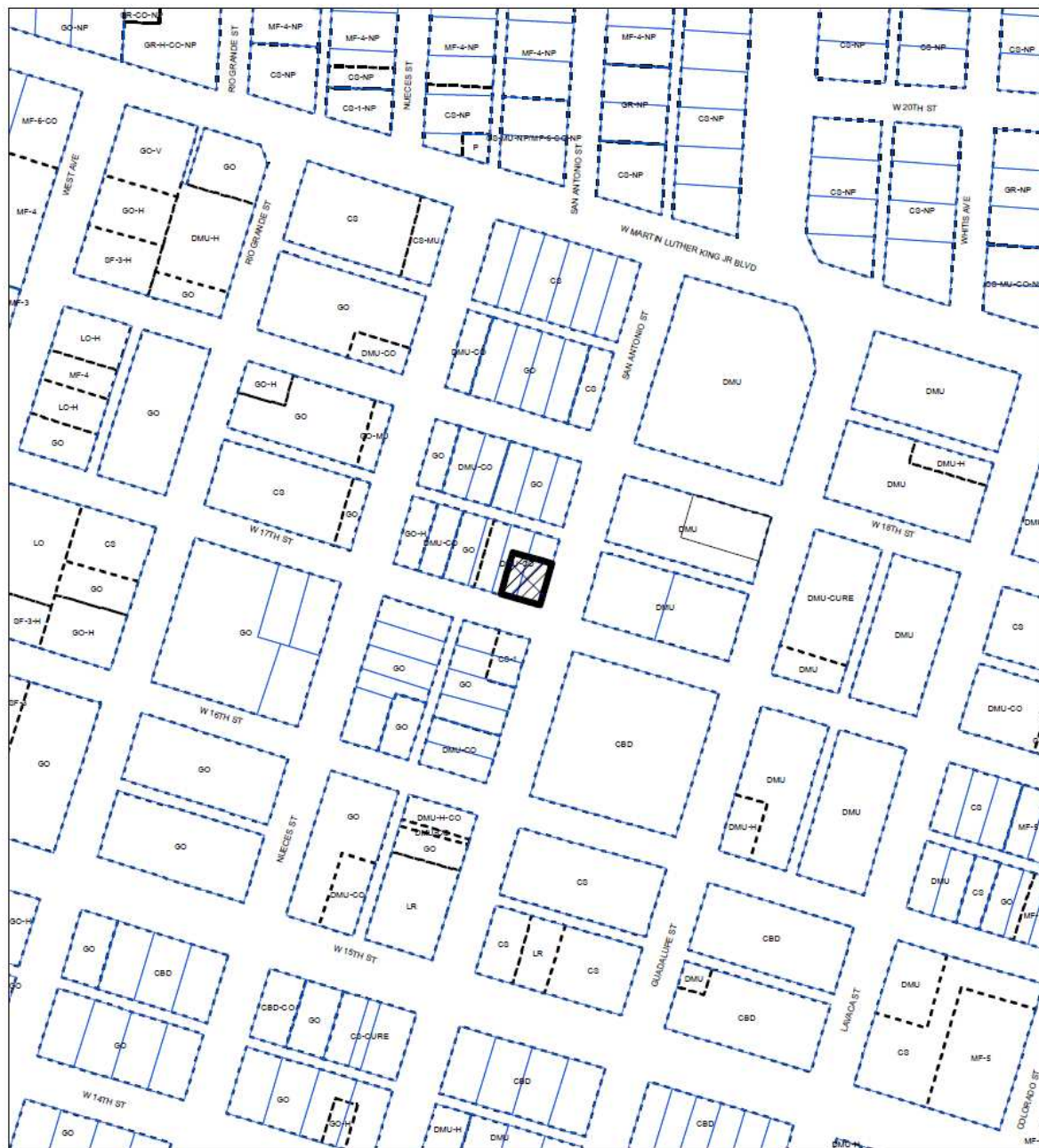
DATE BUILT: ca. 1927

ALTERATIONS/ADDITIONS: None apparent.

ORIGINAL OWNER(S): Selmar and Bennie Finn (1927)

OTHER HISTORICAL DESIGNATIONS: None.

LOCATION MAP



HISTORIC DEMOLITION PERMIT



CASE#: HDP-2011-0402
 LOCATION: 1700 SAN ANTONIO ST
 GRID: J23
 MANAGER: STEVE 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.

1700 San Antonio Street
ca. 1927



OCCUPANCY HISTORY 1700 San Antonio Street

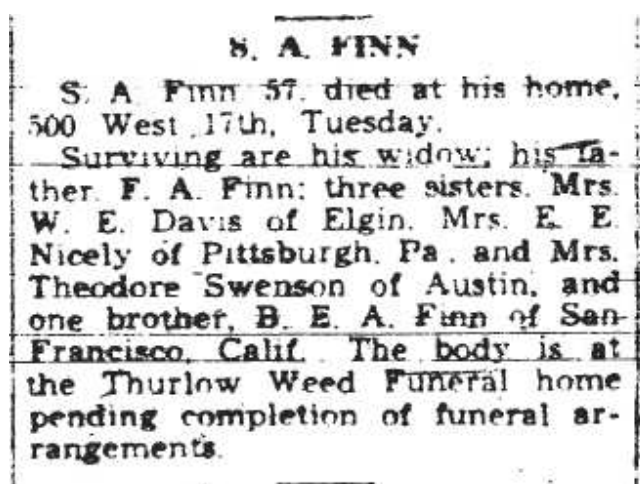
City Directory Research, Austin History Center
By City Historic Preservation Office
August, 2011

1992	Atomic City, toys and clothing James Hughes, proprietor
1985-86	Atomic City, novelties, new wave clothing James Hughes, proprietor
1981	Once More with Feeling, used clothing Marcia Galinski, proprietor
1977	The address is not listed in the directory.
1973	Wray H. Morison, renter Employed by the Austin Public Library NOTE: Wray H. Morrison is listed as a new resident at this address.
1969	S.A. Finn, renter No occupation listed
1964	No return
1961	No return
1957	Bennie M. Finn, owner Widow, S.A. Finn No occupation listed
1953	Bennie M. Finn, owner Widow, S.A. Finn No occupation listed
1949	Bennie M. Finn, owner Widow, S.A. Finn Clerk
1947	Vacant NOTE: Bennie M. Finn, the widow of Selmar Finn, is listed as living at 500 W. 17 th Street, the side apartment to this house; she had no occupation listed in the directory.
1944-45	Bennie M. Finn, owner Widow, Selmar A. Finn No occupation listed
1941	Bennie M. Finn, owner Widow, Selmar A. Finn No occupation listed
1939	Bennie M. Finn, owner Widow, Selmar A. Finn No occupation listed

- 1937 Selmar A. and Bonnie M. Finn, owners
No occupation listed
- 1935 Selmar A. and Bennie M. Finn, owners
Proprietor, meat market, 312 W. 6th Street.
- 1932-33 Selmar A. and Bennie M. Finn, owners
Proprietor, Finn's Market, meats, 504 W. 19th Street.
- 1930-31 Selmar A. and Bennie M. Finn, owners
Meat-cutter, Clarence Saunders, 202 W. 6th Street.
- 1929 Selmar A. and Bennie Finn, owners
No occupation listed
- 1927 The address is not listed in the directory
NOTE: Selmar A. and Bennie Finn were listed as living at 202 W. 7th Street; he had a meat market at 206 W. 6th Street.

The 1930 U.S. Census report shows Selmar and Bennie Finn at this house at 1700 San Antonio Street. They owned the house, which was worth \$6,000. They had a lodger, Hugo Auler, 28, a physician. The census report shows that Selmar Finn was then 50, had been born in Texas to a French-born father and a Swedish-born mother, and worked as a meat cutter at Saunders Store. Bennie Finn was then 49, had been born in Texas, and had no occupation listed. They had no children listed in the census report. The same census report shows that his father, Fredrick Finn, was then 76, and was a tinner with his own tin shop. He lived at 500 E. 4th Street, a house that was worth \$10,000; he and his wife had two roomers there.

The 1920 U.S. Census shows Selmar and Bennie Finn living in Bastrop, Texas, where he was the proprietor of a butcher shop. The 1910 U.S. Census report shows Selmar and Bennie Finn living in Wharton County, Texas, where he was a farmer. The family does not appear to be listed in the 1900 census report.



Obituary of Selmar A. Finn
Austin American, January 27, 1937

S. A. FINN

S. A. Finn, 57, a merchant of Austin for the past 16 years, died at his home, 1700 San Antonio street, Tuesday night. He is survived by his widow, Mrs. Bennie Lea Finn; his father, F. A. Finn, three sisters, Mrs. W. E. Davis of Elgin, Mrs. E. E. Nicely of Pittsburgh, Pa., Mrs. Theodore Swenson of Austin; and one brother, B. E. A. Finn of San Francisco, Calif.

Mr. Finn was a member of the Baptist church.

Funeral services will be conducted by the Rev. S. G. Posey at the family residence at 3 p. m. Thursday. Burial will be in Oakwood cemetery under the direction of the Thurlow Weed Funeral home.

Obituary of Selmar A. Finn
Austin American, January 28, 1937

MRS. BENNIE MARIE FINN

Mrs. Bennie Marie Finn, 88, of 1700 San Antonio St., died in a local hospital Wednesday.

Survivors include her sister, Mrs. E. W. Numbers, Detroit, Mich.; and a nephew.

Funeral is pending at Wood-Corley Funeral Home.

Obituary of Bennie Finn
Austin American, April 10, 1969

MRS. BENNIE MARIE FINN

Funeral for Mrs. Bennie Marie Finn will be Saturday at 11 a.m. at Wood-Corley Funeral Home. Rev. Charles Sumners will officiate, and burial will be in Oakwood Cemetery.

Funeral notice for Bennie Finn
Austin American, April 11, 1969

Unless the Plumbing is done in strict accordance with City Ordinances, do not turn on the water.

PERMIT FOR WATER SERVICE Austin, Texas

No. A 1331 / 4 EC 1

M. *F. A. Finn* Address *1700 San Antonio*

Plumber *Andrews* Size of Tap *✓* Date *8/27*

Foreman's Report.

Date of Connection *8/10/27*

Size of Tap Made *3/4"*

Size Service Made *3/4"*

Size Main Tapped *6"*

From Front Prop. Line to Curb Cock *12'*

" " " " "

Location of Meter *Curb*

Type of Box *Lock*

Depth of Main in St. *16"*

" " Service Line *14"*

From Curb Cock to Tap on Main *22'*

Checked by Engr. Dept. *C. O. [unclear]*

Foreman's Signature *Herring*

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No.	Fittings	Size
1	Curb Cock	6" x 1/4"
1	Elbow	3/4"
1	St. Elbow	3/4"
1	Bushing	3/4"
1	Reducer	3/4"
22	Pipe	3/4"
1	Lead Comp.	3/4"
1	Nipples	3/4" x 5"
	Union	
	Plug	
	Tap	
1	Stop	Lock Box
1	Box	
1	Lid	
	Valves	
	Req. No.	281

Water service permit to F.A. Finn, Selmar A. Finn's father (1927)