

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2012-0007

HLC DATE:

February 27, 2012

March 26, 2012

April 23, 2012

PC DATE:

APPLICANT: Historic Landmark Commission

HISTORIC NAME: 2004 Holly Street

WATERSHED: Lady Bird Lake

ADDRESS OF PROPOSED ZONING CHANGE: 2004 Holly Street

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

SUMMARY STAFF RECOMMENDATION: Staff **does not recommend** the proposed zoning change from single family residence, neighborhood plan (SF-3-NP) combining district to single family residence – Historic Landmark, neighborhood plan (SF-3-H-NP) combining district zoning.

QUALIFICATIONS FOR LANDMARK DESIGNATION:

Staff does not believe that the house meets the architectural nor the historical significance criteria for individual landmark designation.

HISTORIC LANDMARK COMMISSION ACTION: **February 27, 2012:** Postponed the case to March 26, 2012 to allow the property owner to meet with interested parties from the neighborhood. **March 26, 2012:** Initiated the historic zoning case to allow the property owner to meet with interested parties from the neighborhood.

STAFF UPDATE:

The property owner met with staff and representatives from the neighborhood to discuss preservation alternatives for this house. The owner cannot rehabilitate or preserve this house on site, but would like to sell it to a buyer who plans to move the house to a location on Tillery Street in East Austin. The house has been completely gutted on the inside.

PLANNING COMMISSION ACTION:

DEPARTMENT COMMENTS: The house is not listed in any city survey.

CITY COUNCIL DATE:

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: Holly Neighborhood Planning Area

BASIS FOR RECOMMENDATION:

Staff does not recommend this house for landmark designation because it is a very common architectural type in the city, and does not have the requisite historical significance in its history of occupancy.

Architecture:

One-story, rectangular-plan clipped-front-gabled frame bungalow with a partial-width clipped front-gabled partially-inset front porch; single and paired 1:1 fenestration.

Historical Associations:

City utility permits and city directories indicate that the house was built in 1930 by Henry Wendlandt, a local real estate developer. The first owners and occupants were C.H. and Genie Baker, who appear in the 1930-31 city directory as well as the 1930 U.S. Census report at this address, along with the indication that they were the owners of the property. The Bakers only lived here a short time, by 1932, the house was listed as vacant in the city directory. By 1935, Lloyd and Pauline Sibert were renting the house; he was a fireman. By 1937, the house was occupied by William O. and Pearl Caffey. William O. Caffey was originally from Bartlett, Texas, where he lived in 1930 and worked as a house painter. By the mid-1930s, Caffey had entered the oil business – listings in the city directories from 1935 through 1944-45 show him as a driller or oil operator. James E. and Bonnie Smith are shown as the owners and occupants of the house from 1947 to 1965. James E. Smith had several occupations while living here – an employee of the Austin Public School system, an attendant at Austin State Hospital, and a clerk at a liquor store. The house was vacant in 1966, and then became a rental unit, with Hispanic tenants through the present.

PARCEL NO.: 02020806140000

LEGAL DESCRIPTION: Lot 11, Block E, Outlots 49 and 50, Division O, Driving Park Addition

ESTIMATED ANNUAL TAX ABATEMENT: \$1,659 (owner-occupied); city portion: \$494. \$887 (income-producing); city portion: \$297.

APPRAISED VALUE: \$162,954

PRESENT USE: Vacant

CONDITION: Fair

PRESENT OWNERS: Austin Newcastle Homes, Ltd.
5108 Avenue G
Austin, Texas 78751

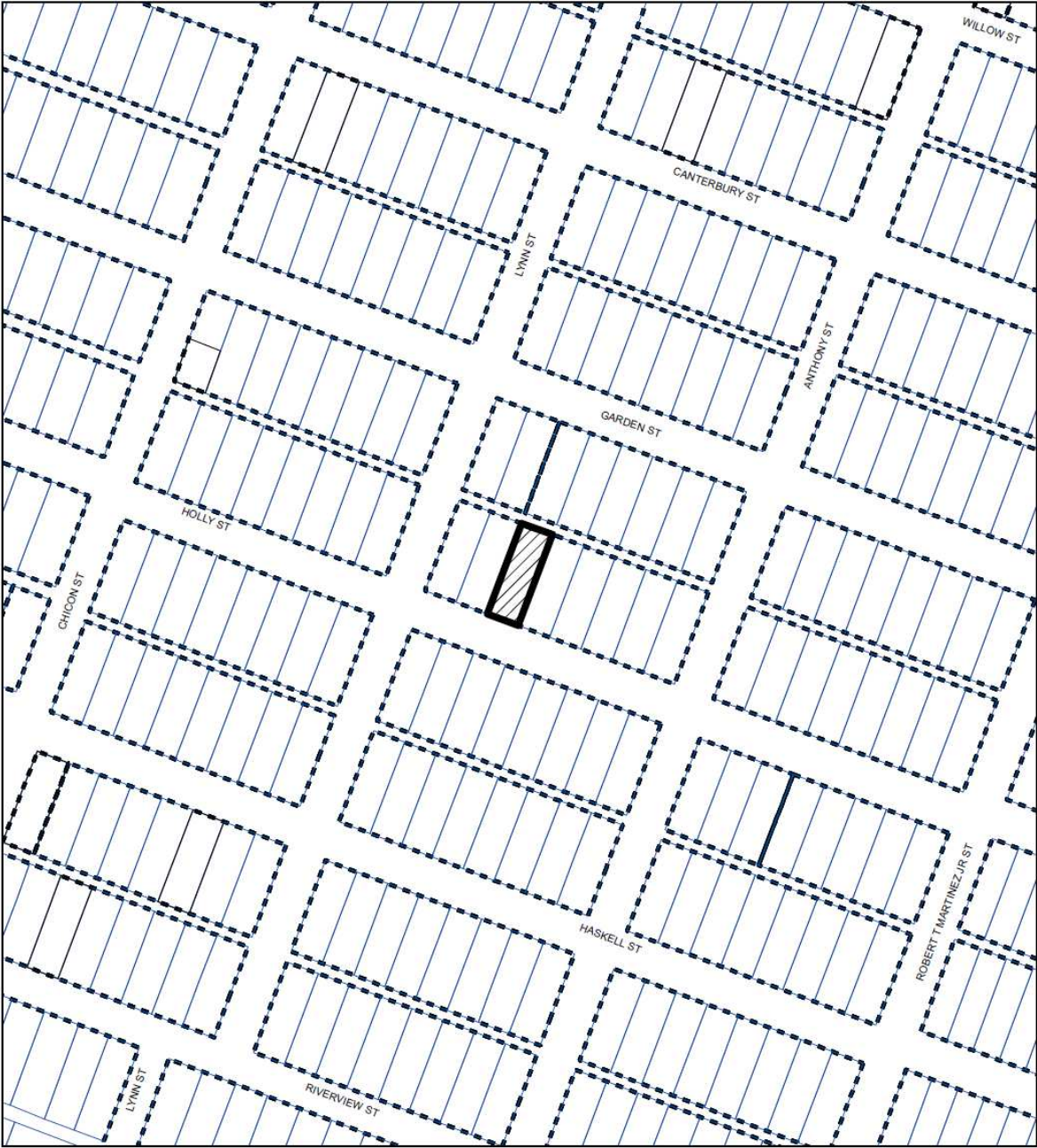
DATE BUILT: ca. 1930

ALTERATIONS/ADDITIONS: None apparent.

ORIGINAL OWNER(S): C.H. and Genie Baker (1930)

OTHER HISTORICAL DESIGNATIONS: None.

LOCATION MAP



SUBJECT TRACT



ZONING BOUNDARY

CASE#: HDP-12-0022
LOCATION: 2004 Holly Street



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.
This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



DESIGN . BUILD

NEWCASTLE HOMES

512.454.4600

austinnewcastlehomes.com

Plans for 2004 Holly

After meeting with City staff multiple times, receiving staff support for our plan, and meeting with concerned citizens April 3rd, 2012 as requested by the Historical Commission, here is a cooperative approach:

- Relocate existing house to 1006 Tillery in East Austin, 2 miles away, where it will be restored by local craftsman on site
- Construct new ENERGY STAR Certified single family home that fits style- and scale-wise into the Holly Neighborhood
- Work with the City and our arborist to save and improve as many trees as possible
- Home does not max out site, will be owner-occupied, does not include a secondary apartment, and no variances will be requested
- City staff Historical Preservation staff concludes structure is not historic—this approach was cooperatively developed with City and neighborhood input in the spirit of cooperation and preservation
- See rendering:



2004 Holly Street
ca. 1930



OCCUPANCY HISTORY
2004 Holly Street

City Directory Research, Austin History Center
By City Historic Preservation Office
February, 2012

1992	Juan A. Peña, renter Yard worker
1985-86	Juan A. Peña, renter Yard worker
1981	Linda Garcia, renter No occupation listed NOTE: The directory indicates that Linda Garcia was a new resident at this address.
1975	Mrs. Gloria Aguilar, renter Secretary, Texas Classroom Teachers' Association NOTE: The directory indicates that Gloria Aguilar was a new resident at this address.
1970	Arthur and Mercedes Gonzales, renters Labor, Gastron Boat Company
1966	Vacant
1962	James E. and Bonnie Smith, owners No occupation listed

1959	James E. and Bonnie Smith, owners No occupation listed
1955	James E. and Vannie Smith, owners Clerk, Shamrock Package Store
1952	James E. and Fannie Smith, owners No occupation listed
1949	James E. and Bonnie Smith, owners Attendant, Austin State Hospital
1947	James E. and Bonnie Smith, owners Employed by the public schools
1944-45	William O. and Pearl Caffey, owners Driller Also listed is William O. Caffey, Jr., U.S. Army
1942	William O. and Pearl Caffey, owners Oil operator Also listed is William O. Caffey, Jr., a student.
1939	W.O. and Pearl Caffey, owners Oil operator
1937	W.O. and Pearl Caffey, owners Driller
1935	Lloyd E. and Pauline Sibert, renters Fireman, Engine Company No. 5
1932-33	Vacant
1930-31	C.H. and Genie Baker, owners Gas shovel operator, City
1929	The address is not listed in the directory. NOTE: C.H. and Genie Baker are not listed in the directory.

BIOGRAPHICAL NOTES:

C.H. and Genie Baker are listed in the 1930 U.S. Census report at this address. C.H. Baker was then 26, had been born in Texas, and was a laborer for the city street department. Genie Baker was then 23, and had been born in Texas. They owned this house, and had a young son, Bobbie.

William O. and Pearl Caffey appear in the 1930 U.S. Census report for Bartlett, Texas, where they lived in a rented house with daughter Frances, 8, and son W.O., Jr., 6. William O. Caffey was then 38 years old; Pearl Caffey was then 34. Both had been born in Texas. William O. Caffey is listed as a house painter. William O. Caffey died in Harris County, Texas in April, 1959; Pearl Caffey was living in Houston, but died in an Austin hospital in May, 1959..

WILLIAM O. CAFFEY

William O. Caffey, 57, of Houston, former Austin resident, died Sunday in a Houston hospital.

Funeral services will be held Tuesday at 1 p.m. at the Palms Funeral Home in Houston with Rev. Harlie Woodward officiating. Burial will be in South Park Cemetery in Houston.

Survivors include his wife; one daughter; two sons, including William O. Caffey Jr. of Austin; one brother; five sisters; and his mother.

Obituary of William O. Caffey
Austin American, April 27, 1959

MRS. PEARL CAFFEY

Mrs. Pearl Mary Helen Caffey, 63, of Houston died in an Austin hospital Sunday afternoon. She was a member of the Methodist Church and had been a resident of Austin 10 years.

Survivors include two sons, Bobby B. Caffey of Fort Worth and William O. Caffey Jr. of Austin; one daughter, Mrs. Lloyd A. Garnett of Houston; one brother, Abner Houser of Taylor; one sister, Mrs. Robert Johnson of Austin; and three grandchildren.

The body is at Hyltin-Manor Funeral Home pending arrangements.

MRS. PEARL CAFFEY

Funeral services for Mrs. Pearl Mary Helen Caffey, 63, of 5922 Bernice Dr., Houston, will be held at 2 p.m. Tuesday at Magnolia Christian Church, 2102 Broadway, Houston, with Rev. Harlie Woolard officiating. Burial will be in South Park Cemetery. Nephews will serve as pallbearers.

The body will be at Hyltin-Manor Funeral Home until 8 a.m. Tuesday.

Funeral notice for Pearl Caffey
Austin American, May 26, 1959

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

N^o A 3148

PERMIT FOR WATER SERVICE Austin, Texas

M. Henry Wendlandt Address 2004 Holly St.
Plumber Wm. Andrews Size of Tap 1/2 Date 3-29-30

Foreman's Report.

Date of Connection 9/9/30
Size of Tap Made 3/4
Size Service Made 9/4
Size Main Tapped 6" CI
From Front Prop. Line to Curb Cock 10' 6"
" " " " " " 16'
Location of Meter at curb
Type of Box lock
Depth of Main in St. 18"
" " Service Line 18"
From Curb Cock to Tap on Main 0' 8"
Checked by Eng. Dept. 4-3-30
INDEXED 30.4

No.	Fittings	Size
1	Curb Cock	3/4"
1	Elbow	3/4"
1	St. Elbow	3/4"
1	Bushing	3/4"
1	Reducer	3/4"
1	Pipe	3/4"
1	Lead-Com	3/4"
1	Nipple	3/4"
1	Union	3/4"
1	Plug	3/4"
1	Stop	3/4"
1	Box	3/4"
1	Lid	3/4"
1	Valve	3/4"
1	Req. No.	104

Foreman's Signature Wm. Andrews

Water service permit to Henry Wendlandt (1930)

San Sec Map - Buwer
Connecting Charge \$ 12.00

Application for Sewer Connection. No. **93198**

Austin, Texas, 3/21/30 1930

To the Superintendent of Sewer and Public Improvements,
City of Austin, Texas.

Sir:-

I hereby make application for sewer connection and instructions on premises owned by Henry Wendlandt at 2004 Holley St Street which place is to be used as a residence

In this place there are to be installed 4 fixtures.

I agree to pay the City Sewer Department the regular ordinance charge.

Respectfully, Henry Wendlandt

Location of Public Sewer Alameda St - H&P

Connected B-25-1930

Size of Main 8.6" inches

Size of Service 4" inches

8' Feet Deep in st

21' Feet from Property Line

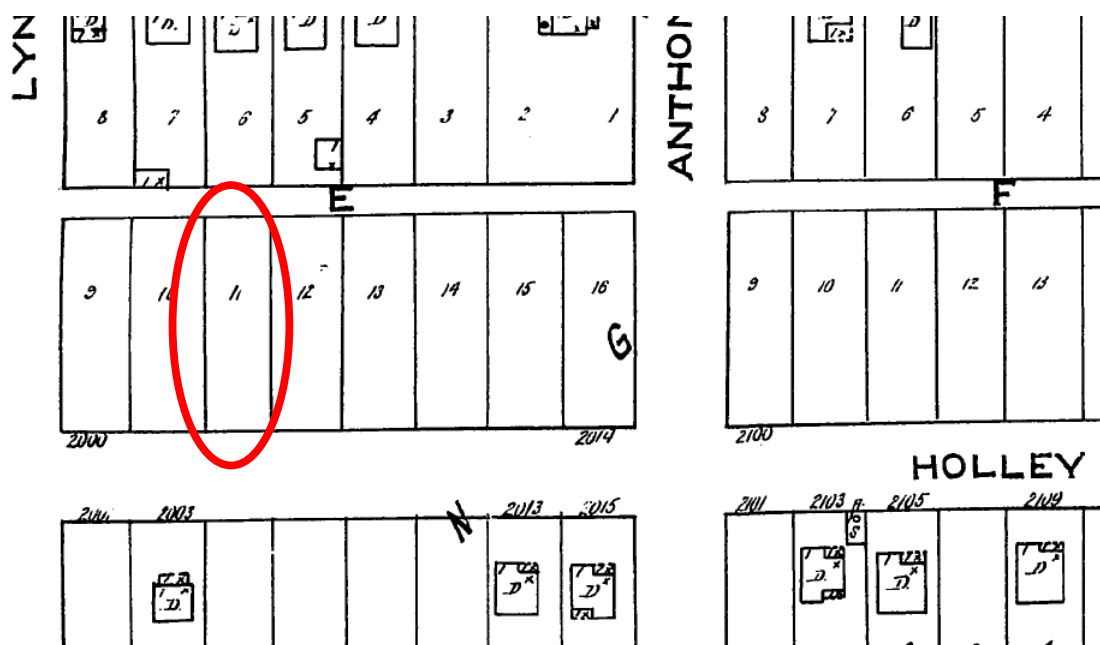
21' Feet from Curb Line

Connection made by Amato Albrado

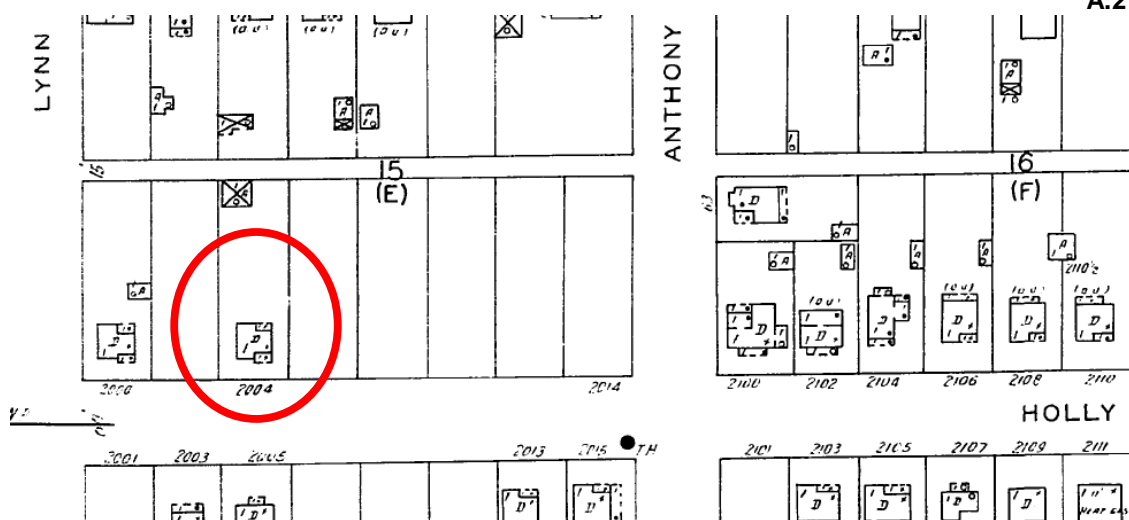
4" HC
21' E of W
DIAGRAM
B-743
OK
3/24/30

RICHTER - AUSTIN

Sewer connection application by Henry Wendlandt (1930)



The site of the current house is shown as vacant on the 1922 Sanborn map.



The house appears in its current configuration on both the 1935 Sanborn map (shown) and the 1962 Sanborn map.