

HISTORIC LANDMARK COMMISSION
JULY 22, 2013
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14H-1989-0010
Dabney-Horne House
507 W. 23rd Street

PROPOSAL

Relocate the historic house to a new site at 2923 E. Martin Luther King Boulevard, where it will be converted to a single-family residence.

PROJECT SPECIFICATIONS

The applicant proposes to relocate the house to 2923 E. Martin Luther King Boulevard and convert it back to a single-family use. The applicants will obtain a Certificate of Appropriateness for any exterior rehabilitation and/or restoration.

STANDARDS FOR REVIEW

The Commission's Standards for Review of applications for Certificates of Appropriateness include:

- Do not destroy the distinguishing original qualities or character of a building, structure, or site and its environment. Avoid the removal or alteration of any historic material or distinctive architectural features.

COMMITTEE RECOMMENDATIONS

Not reviewed.

STAFF RECOMMENDATION

Staff cannot recommend this proposal. When this proposal came before the Commission last month, the proposed relocation site was 1200 Cotton Street, a block off of the proposed San Bernard Historic District, and offered an architecturally compatible location. Staff offered no recommendation last month, as we cannot recommend the relocation of any historic landmark despite the existing precedent for doing so. In previous cases of relocation of historic buildings to encourage their preservation, the proposed site was compatible with the historic character and architecture of the building. That is not the case here, where the proposed site is at the corner of E. Martin Luther King Boulevard and Sanchez Street – it is on a busy street adjacent to modern buildings and a neighborhood of houses dating from the 1940s and 1950s. The only benefit of the new location would be its visibility from the street and proximity to the Capitol Metro MLK Station, but this site is not appropriate for the relocation of the historic landmark house.

Staff recognizes that the current context of the house on 23rd Street has been compromised, and that the re-conversion of the house from office space to a single family use is a good goal, but cannot recommend approval of this site.

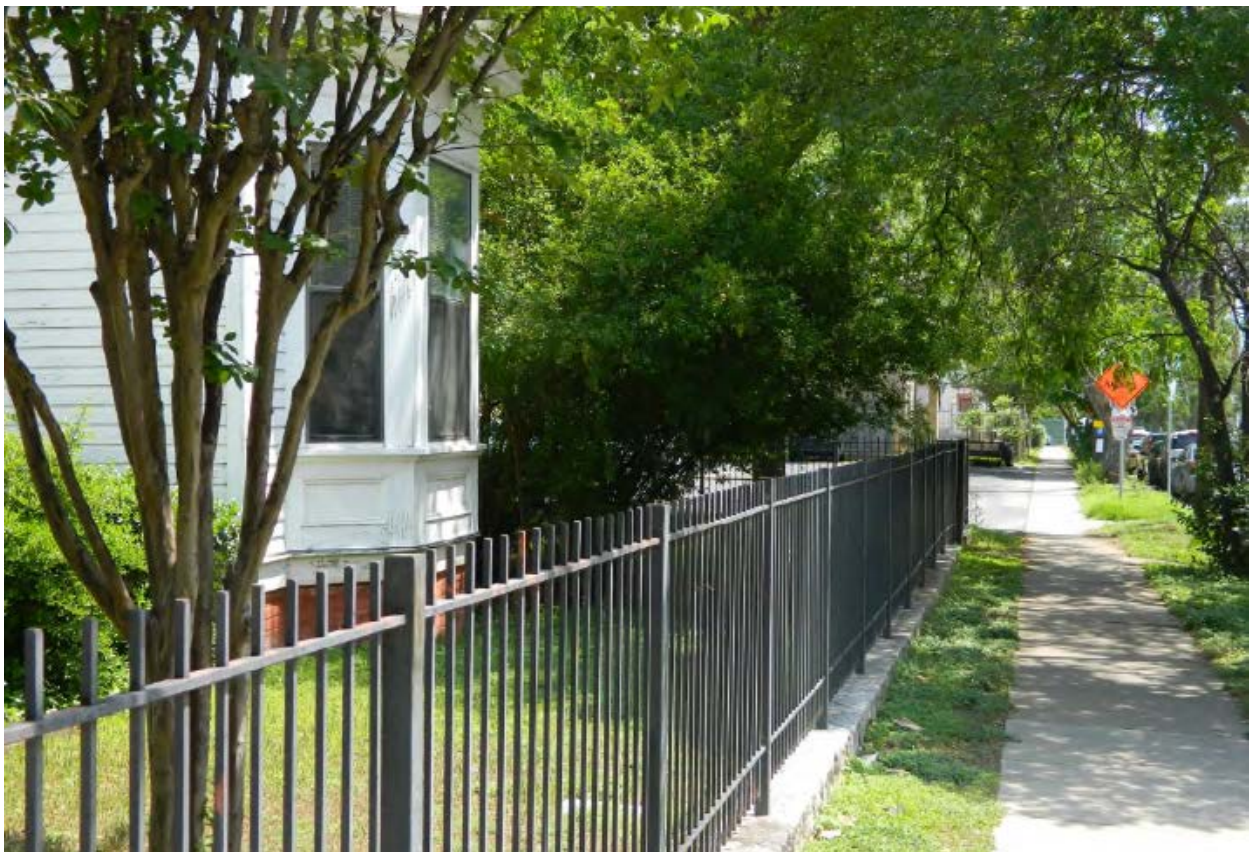


The Dabney-Horne House, 507 W. 23rd Street in West Campus





The Dabney-Horne House, 507 W. 23rd Street in West Campus





Current context of the Dabney-Horne House – large parking lot to the rear and modern high-rise buildings to the west.



The proposed site at the corner of E. Martin Luther King Boulevard and Sanchez Street.



Sanchez Street, just south of the proposed site.



There is one historic-age house on Sanchez Street.



View looking west along Martin Luther King Boulevard from the corner of Sanchez Street.



View looking west along the south side of Martin Luther King Boulevard from the proposed site.

HISTORIC ZONING CHANGE REVIEW SHEET

CASE: C14h-89-0010H.L.C. DATE: February 24, 1992
P.C. DATE: March 3, 1992NAME OF SITE: Dabney-Horne House AREA: 0.217 acresAPPLICANT: University Co-Operative Society AGENT: N/ANEIGHBORHOOD ORGANIZATION: WEST UNIVERSITY NEIGHBORHOOD ASSOCIATION
SAVE UNIVERSITY NEIGHBORHOODSADDRESS OF PROPOSED ZONING CHANGE: 507 West 23rd StreetLOCAL SURVEY OR RECOGNITION: Comprehensive Survey of Cultural ResourcesNATIONAL REGISTER DISTRICT: No NATIONAL LANDMARK: NoRECORDED TEXAS LANDMARK: No CAPITOL VIEW: N/AZONING FROM: GO-CO TO: GO-CO-HSUMMARY STAFF RECOMMENDATION:Staff recommends GO-CO-H, Community Commercial-Conditional Overlay-Historic zoning.
(SEE ATTACHED)HISTORIC LANDMARK COMMISSION RECOMMENDATION:

To Grant GO-CO-H, Community Commercial-Conditional Overlay-Historic zoning.

PLANNING COMMISSION RECOMMENDATION:

To Grant GO-CO-H, Community Commercial-Conditional Overlay-Historic zoning. (Vote: 7-0) Consent.

DEPARTMENT COMMENTS:CITY COUNCIL DATE: April 2, 1992 ACTION: Granted GO-CO-H. (Vote: 6-0)ORDINANCE READINGS: 1ST 04/02/92 2ND 04/02/92 3RD 04/02/92ORDINANCE NUMBER: 92-0402-FCASE MANAGER: Antonio Gonzalez PHONE: 499-2243

STAFF RECOMMENDATION (February 18, 1992)

C14H-89-0010

Staff recommends GO-CO-H, General Office-Conditional Overlay-Historic, zoning.

STRUCTURE BACKGROUND

DATE BUILT: c. 1883

ARCHITECT: Unknown*

ORIGINAL OWNER: Robert L. Dabney

ARCHITECTURAL STYLE/PERIOD WITH DESCRIPTION OF ANY INNOVATIVE DESIGN, FEATURES, DETAILS, MATERIALS OR CRAFTSMANSHIP: Bay window and distinctive wood trim.

DATE AND EXTENT OF ALTERATIONS/ADDITIONS: The only addition that the staff is aware of is a ramp that has been added to the front porch.

The original windows have been replaced with metal windows.

* Robert L. Dabney may have designed the house.

CASE BACKGROUND

This case was initiated in 1989, but was postponed indefinitely at the request of the owner after the Historic Landmark Commission had recommended approval of historic zoning for the structure (See Attachment "A").

The subject site was rezoned to GO-CO, General Office-Conditional Overlay, last year, under zoning case C14-91-0038, in order to bring the use of the property into conformance with the Land Development Code. One condition of the zoning approval was that the Dabney-Horne House be retained on the site.

BASIS FOR RECOMMENDATION

The Dabney-Horne House meets the following historical zoning designation criteria as listed in Sec. 13-2-103 of the Land Development Code.

1. Character, interest, or value as part of the development, heritage or cultural characteristics of the City of Austin, State of Texas, or the United States.
6. Relationship to other distinctive buildings, sites, or areas which are eligible for preservation according to a plan based on architectural, historic, or cultural motif.

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8. Archaeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest.
9. Exemplification of the cultural, economic, social, ethnic, or historical heritage of the City, State, or the United States.
11. Identification with a person or persons who significantly contributed to the culture and development of the City, State, or United States.
12. A building or structure that because of its location has become of value to a neighborhood, community area, or the City.
13. Value as an aspect of community sentiment of public pride.

SUMMARY OF ADDITIONAL INFORMATION

Attachment "B": Ownership Information

Attachment "C": Occupancy Information

Attachment "D": Significant Persons Associated with the Structure/Site

**SURVEY FORM FOR HISTORIC LANDMARK INVENTORY
CITY OF AUSTIN, TEXAS**

NAME OF SITE: Dabney-Horne House FILE NO. C14H-89-0010
 SITE ADDRESS: 507 West 23rd Street PARCEL NO. 02-1201-0414
 LEGAL DESCRIPTION: Lot 13 & N. 9' of Lot 14 GRID NO. J/23,24
 Outlot 34, Division D, Louis Horst's Subdivision

DEEDS RECORDS: Volume 4420 Page 2060 & 2061
 Volume Page ZONING
 TAX ABATEMENT: (Appraisals)
 City AISD ACC County Total From: MF-4, Multi-Family Res.
 1,601.85 416.48
 \$791.44 70.93 \$2,884.70 To: MF-4-H, Multi-Family Res.-
 Historic

PRESENT USE: Residential
 CONSTRUCTION / DESCRIPTION: One-story, frame residence.

CONDITION:
 Exterior: Poor Interior: Unknown

PRESENT OWNERS	ADDRESS	TELEPHONE NO.
University Cooperative Society	P. O. Box 7520, UT Station (12)	

OTHER INTERESTED PARTIES:	ADDRESSES	TELEPHONE NO.
West University Neighborhood Association	1106 West 22 1/2 St (05)	
Save University Neighborhoods	P. O. Box 8142 (13)	

DATE BUILT: c.1883 DATES & EXTENT OF ALTERATIONS/ADDITIONS: Dates of additions unknown.

ARCHITECT: Unknown * BUILDER: Unknown
 ORIGINAL OWNER: Robert L. Dabney
 ARCHITECTURAL STYLE OR PERIOD WITH DESCRIPTION OF ANY INNOVATIVE DESIGN, FEATURES, DETAILS, MATERIALS OR CRAFTSMANSHIP: Bay window and distinctive wood trim.

NATIONAL REGISTER? No NATIONAL LANDMARK? No RECORDED TEXAS LANDMARK? No
 LOCAL SURVEYS OR RECOGNITION? Comprehensive Survey of Cultural Resources

* Allegedly designed by Robert L. Dabney.

Attachment "B"

OWNERSHIP INFORMATION

C14H-89-0010

J. Burleson Smith, Individually and as Independent Executor of Estate of
Robert C. Smith, Deceased, to University Cooperative Society, Inc.
Volume 4420, Pages 2060 & 2061 September 28, 1972

Estate of Willie Smith Horne to Dr. Ruby C. Smith
Probate No. 21593 DofD May 31, 1960

Henry C. Evans and wife to S. W. Horne
Volume 295, Page 185 June 27, 1917

L. B. Bibb and wife to Henry C. Evans
Volume 281, Page 261 June 22, 1916

F. A. Williams and wife to L. B. Bibb
Volume 261, Page 67 November 17, 1913

Austin Real Estate and Abstract Company to F. A. Williams
Volume 163, Page 381 June 3, 1900

James Cavanaugh and wife to R. L. Dabney
Volume 63, Page 233 February 14, 1884

OCCUPANCY INFORMATION

C14H-89-0010

<u>Year(s)</u>	<u>City Directory Information</u>	<u>Page(s)</u>
1958	No return.	
1957	Horne Willie S Mrs h 507 W 23d	407
1955	Horne Willie S (wid Stewart) h 507 W 23d	374
1953	Horne Willie S (wid Steart) h 507 W 23d	374
1944-45	Horne Willie L (Wid Wm S) tchr P S h 507 W 23d	253
1940	Horne Stewart W (Willie L) instr U of T h 507 W 23d	313
1939	Horne Stewart W (Willie S) instr U of T h 507 W 23d Horne Willie S Mrs tchr P S r 507 W 23d	305 305
1937	Horne Stewart W (Willie S) tutor U of T h 507 W 23d Horne Willie S Mrs tchr Austin High Sch h 507 W 23d	325 325
1935	Horne Stewart W (Willie S) tutor U of T h 507 W 23d Horne Willie S Mrs tchr Austin High Sch h 507 W 23d	300 300
1932-33	Horne Stewart W (Willie S) student U of T h 507 W 23d Horne Willie S Mrs tchr Austin Hi Sch h 507 W 23d	260 260
1930-31	Horne Stewart W (Willie L) student U of T h 507 W 23d Horne Willie S Mrs teachr Austin High Sch r 507 W 23d	296 296
1929	Horne Stewart W (Willie S) student U of T h 507 W 23d Horne Willie S Mrs teacher Austin High Sch r 507 W 23d	285 285
1927	Horne Stewart W (Willie L) trav r 507 W 23d Horne Willie S Mrs tchr Austin High Sch r 507 W 23d	278 278
1924	Horne Stewart W (Willie L) trav r 507 W 23d Horne Willie S Mrs tchr Junior High Sch r 507 W 23d	268 268
1922	Horne Stuart W (Willie S) trav r 507 W 23d Horne Willis S Mrs tchr Junior High School h 507 W 23d	271 271
1920	Horne Stewart W (Lillie L) trav res 507 W 23d Horne Willie L Mrs tchr Junior High School rms 507 W 23d	245 245
1918	Horne Stewart W (Willie L) trav res 507 W 23d	267
1916	Bibb Lewis B (Bennett, Scott, Bibb & Mathis), phys 303 Scarbrough bldg, res 507 W 23d	149
1914	Bibb Lewis B (Bennett, Scott, Bibb & Mathis), phys 302-4 Scarbrough bldg, res 507 W 23d...	243

OCCUPANCY INFORMATION

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1912-13	Williams Frank A (Williams & Stedman), attorney, r. 507 W 23d...	319
1910-11	Williams Frank A. Hon., associate justice Supreme Court... r 507 W 23d...	305
1909-10	Williams Frank A. Hon., Associate justice Supreme court... r. 507 W. 23d...	291
1906-07	Williams Frank A Associte Justice Supreme Court... res 507 W 23d...	292
1905	Williams Frank A. Associate Justice, Supreme Court... res 507 W 23d...	271
1903-04	Williams Frank A., Associate justice Supreme court... r. 507 W 23d...	280
1900-01	Williams Frank A., associate justice of the supreme court...r. 507 W. 23d...	228
1899-99	Cartledge Eugene, legal examiner gen'l land office, r. 507 W. 23d, cor Nueces.	105
1897-98	Cartledge Eugene, examiner gen'l land office, r. 507 W 23d, cor Nueces.	109
1895-96	Dabney Robert L, r. 507 W. 23d cor Nueces	121
1893-94	Dabney Robert L., prof of mental and moral philosophy and political science University of Texas, r 507 W 23d cor Nueces	122
1891-92	Dabney Robert L., prof of mental and moral philosophy and political science University of Texas, r 507 W. 23d cor Nueces.	107
1889-90	Dabney Robert L., prof of mental and moral philosophy and political science University of Texas, r 507 W. 23d cor Nueces.	92
1887-88	Dabney Robert L., M.A., D.D., L.L.D., prof of mental and moral philosophy and political science, University of Texas, r. 507 W 23d cor Nueces	95
1885-86	Dabney Robert L., M.A., D.D., L.L.D., prof of mental and moral philosophy and political science, University of Texas, r. 507 Louisa cor Nueces.	92
1883-84	Dabney Prof R L, member faculty University of Texas	66

Attachment "D"

SIGNIFICANT PERSONS ASSOCIATED WITH STRUCTURE AND/OR SITE: C14H-89-0010

Dabney, Robert Lewis - "...Born March 5, 1820, in Louisa County, Virginia. Privately educated, mostly in Greek, Latin, and mathematics...attended Hampden-Sydney College and the University of Virginia...received an M.A. degree in June, 1842. ...spent two years managing his mother's farm and educating his younger and brother and sisters before he went to Union Theological Seminary at Hampden-Sydney in November, 1844... graduated in theology in May, 1846... from June, 1846, to June, 1847, did missionary work in his home county... was pastor at Tinkling Spring from July, 1847, until August, 1853, ... married Margaret Lavinia Morrison.

"...awarded an honorary D.D. in 1853... was elected to... chair of Ecclesiastical History and Polity at the seminary... also preached regularly at... the local Presbyterian church... was professor of Mental and Moral Philosophy at Hampden-Sydney College. In 1859... transferred to the chair of Systematic and Polemic Theology.

"During... Civil War, ...served as Confederate Army chaplain... as chief of staff for Thomas J. (Stonewall) Jackson until illness forced him out of the service... continued labors for the seminary and preached and wrote voluminously. ... took the appointment to the chair of Mental and Moral Philosophy at the University of Texas in 1883.

"In 1884 Dr. Dabney and Dr. R. K. Smoot, Presbyterian pastor at Austin, opened adjacent to the University of Texas the Austin School of Theology, to which they gave their services without compensation. Dr. Dabney became totally blind in 1890 and retired from the University faculty in 1894 but continued to live an active life. ... delivered courses of lectures at Louisville Theological Seminary, Davidson College, and Columbia Theological Seminary. ... continued to write prolifically both privately and for publication. Many of his articles were printed in the Presbyterian Quarterly. Among his books were Life and Campaigns of Lieut-Gen. Thomas J. Jackson (1866), Defense of Virginia (1867), and Sensualistic Philosophy of the Nineteenth Century (1887). He died at Victoria, Texas, on January 3, 1898."

The Handbook of Texas, page 452

The University of Texas faculty adopted a resolution of respect for Dr. Robert L. Dabney after his death, which read in part:

"Dr. Dabney's numerous and valuable publications, mainly, but not exclusively, of a theological or religious nature; his prominence for many years as a theologian, preacher and instructor; his close connection during the civil war with Gen. Stonewall Jackson as his chief of staff, and his subsequently widely circulated biography of that distinguished general, have all united in making him known and respected in the United States, though perhaps more especially so in the south.

"Without undertaking to do more than thus allude to Dr. Dabney's general career, the faculty desire to testify to his usefulness as one of the original professors who organized the University, in the fall of 1883.

SIGNIFICANT PERSONS ASSOCIATED WITH STRUCTURE AND/OR SITE

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Dabney, Robert Lewis (cont'd)

"It is also desired to bear witness to his inflexible uprightness as a man, and to his indomitable force of will, which enabled him, when stricken with complete blindness, and often when also suffering most acutely from disease, to continue to work, to investigate and to write, despite all difficulties. The latter part of his life, though spent in darkness and often in suffering, served to show the true worth of the man."

Texas University Press

Williams, Frank Alvin - "Frank Alvin Williams was born in Macon, Mississippi, on October 6, 1851. In 1871 he moved to Crockett, Texas, where he began practicing law. He married Laura Celeste Fisher of Waverly in 1880; they were the parents of five children. Williams was judge of the Third Judicial District from 1884 to 1892 and associate justice of the Texas Supreme Court from 1899 to 1911, when he resigned to engage in private practice in Galveston. He died on January 30, 1945."

Handbook of Texas, Volume II, Page 912

Horne, Stewart Walsh - "Death due to gunshot wound accidntly inflicted" was the coroner's verdict today of Peace Justice Tom E. Johnson in the fatal shooting yesterday afternoon of Stewart Walsh Horne, 50, University of Texas instructor in geology.

"Horne's body, a 22 caliber rifle bullet through the head, was found in the family home, 507 West 23rd street, yesterday afternoon about 12:30 p.m. by Jessie Jones, the Hornes' negro maid.

"Justice Johnson said his investigation showed the university instructor was moving the rifle and a shotgun from a clothes closet to a cabinet beneath a window seat when the fatal shot occurred.

"Surviving Mr. Horne are his widow, Mrs. Willie L. Shorne, teacher in the Austin high school; a half-brother, Samuel Brockman Horne of Port Arthur, and a half-sister, Mrs. Hershel Douglas of Houston.

"Funeral services will be held tomorrow at 4 p.m. from the Cook Funeral home chapel with Dr. Thomas W. Currie officiating. Burial will be in Oakwood cemetery. Active pallbearers will be Gordon Damon, Arthur Deah, G. M. Stafford, G. W. Eifler, Jr., G. R. McNutt and R. H. Cuyler; honorary pallbearers will be Dr. P. W. McFadden, Dr. F. W. Simonds, Dr. F. L. Whitney, Dr. H. P. Bybee, G. S. Walls, Supt. A. N. McCallum, J. E. Harrison, Duncan McConnell, Dr. F. M. Bullard, G. M. Comer, Dr. H. B. Granberry and Dr. E. H. Sellards."

The Austin Statesman, June 1, 1940

SIGNIFICANT PERSONS ASSOCIATED WITH STRUCTURE AND/OR SITE

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Horne, Stewart Walsh (Continued)

(A front-page article with a headline: "Fatal Shooting of Professor Is Held Accident -- Body of Geology Instructor Is Found In Room By Maid" was in the Austin-American on June 1, 1940.)

Horne, Willie S., Mrs. - Front-page story with headline: 'Mrs. Horne, Ex Teacher Here, Dies'

"Mrs. Willie S. Horne, 75, a teacher of history and English for 31 years at Stephen F. Austin High School, died Tuesday at Baptist Memorial Hospital in San Antonio following an extended illness.

"She resided in Austin 46 years. Her husband, the late Stewart Walsh Horne, was an instructor of geology at the University of Texas, at the time of his death in 1940. Mrs. Horne retired from teaching in 1956.

"She was born Oct. 27, 1884, on a plantation near Dadeville, Ala. She came to Texas as a child with her parents, William Traylor Smith and Frances Virginia Ingraham Smith.

"Her father was a superintendent of public schools in Texas. As a child, Mrs. Horne never missed a day of school. She continued her perfect attendance record at the University of Texas, where she received bachelor and master degrees.

"She was a Phi Beta Kappa at the University. She belonged to the Mu Phi Epsilon society of music, Chi Upsilon in geology, Pi Sigma Alpha in government and the Academy of Political Science. She was a longtime member of the National Education Association.

"Mrs. Horne was a member of the Daughters of the American Revolution and several old-world societies including Descendants of Knights of the Garter, Americans of Royal Descent, Plantagenet Society and the National Society of Magna Carta Dames.

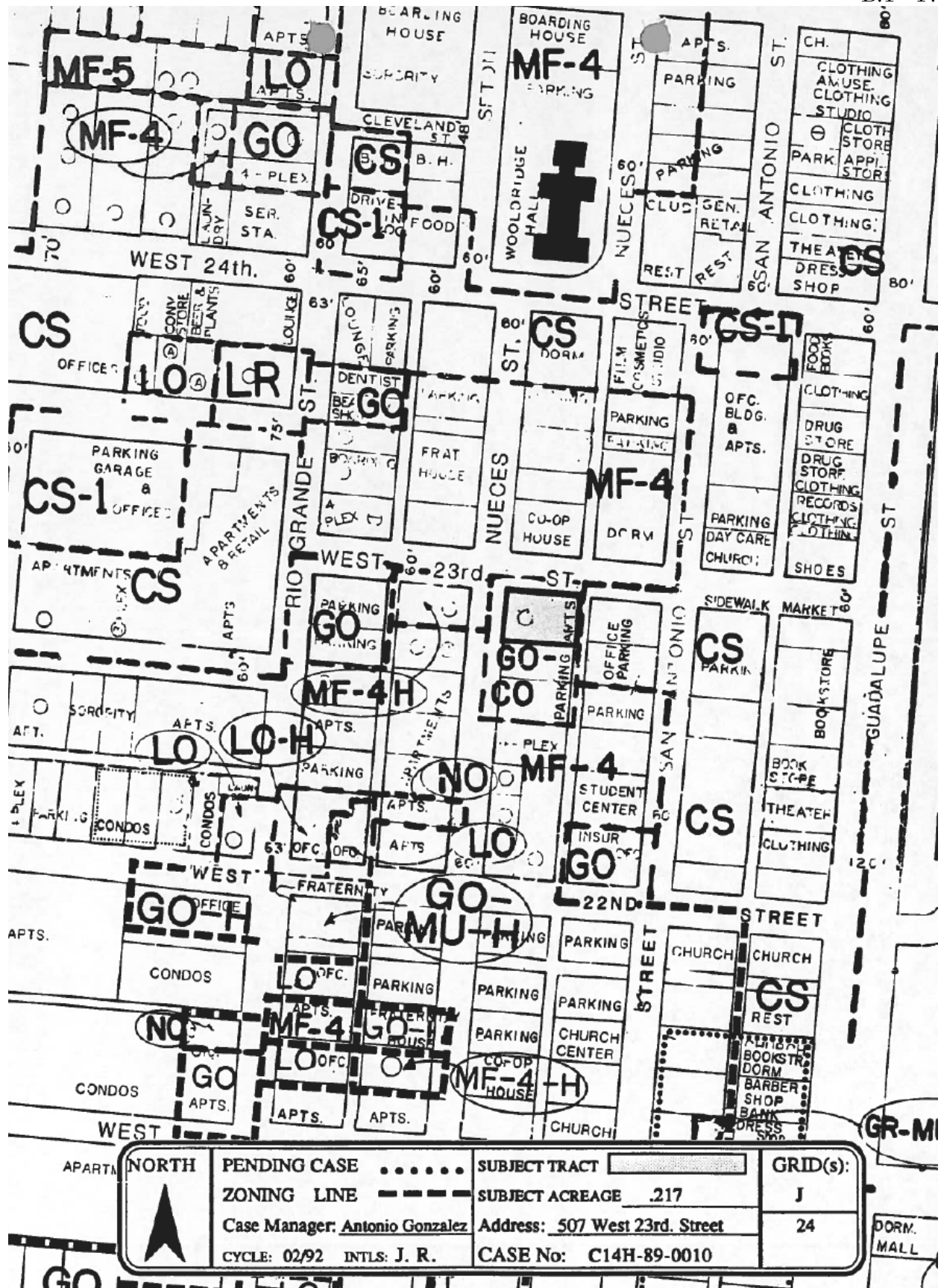
"Before being hospitalized 14 months ago, Mrs. Horne resided at 507 West 23rd Street. Survivors include a sister, Dr. Ruby C. Smith of Austin.

"Funeral services will be held Thursday at 4 p.m. at Cook Funeral Home. Dr. J. W. Morgan and Dr. Edmund Heinsohn will officiate.

"Pallbearers will be John Broad of Austin, W. P. Boyd of Austin, Ralph B. Smith of Norman, Okla., Dr. John M. Smith, Jr. of San Antonio, Lewis I. Smith, Jr., of Commerce and T. L. Vann of San Antonio."

Austin-Statesman, June 2, 1960

Researched by Shari Gray and Betty Baker; Compiled by Betty Baker 5.18.89
City of Austin Planning Department



Historic Landmark Commission MINUTES - March 22, 1989

3. C14h-89-010

Dabney-Horne House
507 W. 23rd Street

Staff reported that the house was placed on the agenda by the owner. The historical association of this structure and the contributions to the city by its owners are highly significant and apparent. The structure appears to meet Items (1), (6), (8), (9), (11) and (12) of the criteria; item (13) would be met if the structure were restored. Staff is recommending historic zoning.

Two persons spoke in favor of historic zoning:

Eugenia Schoch - former Landmark Commission member
Mike McHone - Save University Neighborhoods

Both persons spoke to urge the Commission to zone the structure historic, and Mr. McHone urged that the maximum number of uses per permitted for this structure if it was zoned historic.

Speaking in opposition, B.J. Cornelius, representing the University Co-op (owners), showed slides of the house, and stated that it was the wish of the owners to move the house to a different location to make way for more parking for the business. They presently have two offers to purchase the structure and to relocate it. The owners are not interested in restoring the structure and will board it up within two months. The structure has been used in the immediate past as rental property, but because the structure is deemed as unsafe, that use has ceased. The owners do not feel the house is architecturally significant, and that it does not warrant historic zoning.

Commissioners Blake Alexander and Sharon Judge both stated that the house was in good condition with the Co-op acquired it, and it is the Co-op that has allowed it to deteriorate to this degree. Both felt that the owners should not be rewarded for allowing this deterioration.

COMMISSION ACTION: Christianson/Judge

Motion: To recommend historic zoning.

Ayes: Unanimous
Absent: Creer, Fowler

THE MOTION PASSED BY A VOTE OF 8-0.