

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2014-0004**HLC DATE:**

June 23, 2014

July 14, 2014

PC DATE:**APPLICANT:** Petra Rogers, owner**HISTORIC NAME:** Leffingwell House**WATERSHED:** Bouldin Creek**ADDRESS OF PROPOSED ZONING CHANGE:** 910 Christopher Street**ZONING FROM:** SF-3-NP to SF-3-H-NP

SUMMARY STAFF RECOMMENDATION: Staff recommends 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:

The house is a very good example of the transition from the bungalows of the 1920s, through the minimal cottages of the 1930s to the minimal traditional houses of the late 1930s and beyond. The house is significantly associated with the Leffingwell family; B. Lloyd Leffingwell was a fire captain who then became a deputy sheriff – his son, S. Lee Leffingwell, served on the City's Environmental Board from 1999 to 2005, served on the Austin City Council from 2005 to 2008, and has served as the mayor of Austin since 2008.

The house has architectural significance as an example of a transitional vernacular style, as well as representing the lifestyle and means of middle-class Austinites in the 1940s and beyond. That the current mayor of Austin grew up in this house is really only incidental to the larger context picture this house represents of middle-class life in Austin during and after World War II.

HISTORIC LANDMARK COMMISSION ACTION: June 23, 2014: Meeting cancelled due to lack of quorum.

PLANNING COMMISSION ACTION:

DEPARTMENT COMMENTS: The house is beyond the bounds of 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:** Bouldin Creek Neighborhood Association**BASIS FOR RECOMMENDATION:**

Architecture:

One-story, rectangular-plan, side-gabled frame house with a central, partial-width, front-gabled independent porch on ornamentally-detailed triple posts and brick piers with stone tablet inserts; exterior brick chimney with random stone tablets; single and paired 1:1 fenestration with 6:6 wooden screens.

Historical Associations:

The house was built ca. 1942 by D.D. Godwin, who purchased the land in 1936, and who had arranged for utility connections for the property in 1935. B[ryce] Lloyd Leffingwell, and his wife, Corine D. Leffingwell, were the first occupants of the house, having moved here from a rented house at 1617 S. 1st Street. At the time that he moved into the house, B. Lloyd Leffingwell was a ladder-man for the Austin Fire Department. He eventually became a captain in the Austin Fire Department, and then joined the Travis County Sheriff's Office as a deputy. Corine D. Leffingwell worked as a clerk in the Undergraduate Admissions Office at the University of Texas. In this house, they raised their family, including S. Lee Leffingwell, who served on the City Environmental Board, Austin City Council, and as mayor of the City of Austin from 2008 to 2014, after having served in the military and as a pilot for a commercial airline.

PARCEL NO.: 0102020713

LEGAL DESCRIPTION: LOT 7-8 BLK 3 BON AIR KNOLLS

ESTIMATED ANNUAL TAX ABATEMENT: \$5,534 (owner-occupied); city portion: \$1,550.

APPRAISED VALUE: \$489,191

PRESENT USE: Residence

CONDITION: Excellent

PRESENT OWNER:

Petra M. Rogers
910 Christopher Street
Austin, Texas 78704

DATE BUILT: ca. 1942

ALTERATIONS/ADDITIONS: Additions in the 1950s; addition in the late 1990s at the rear of the house.

ORIGINAL OWNER(S): B. Lloyd and Corine D. Leffingwell

OTHER HISTORICAL DESIGNATIONS: None.

C14H-2014-0004
 910 Christopher Street
 Project: Leffingwell House
 SF-3-NP to SF-3-H-NP
 May 20, 2014

This zoning case is located on the north side of Christopher Street and contains a one story single family house situated on a .11 acre parcel. This property is located within the boundaries of the Bouldin Creek Neighborhood Plan area. Surrounding land uses includes single family houses in all four directions. The request is for historic preservation zoning.

Bouldin Creek Neighborhood Plan (BCNP)

The following BCNP policies are relevant to this request.

OBJECTIVE 1.4: Pursue historic designation as a means of preserving the character of existing properties (p 19)

Action Item 15: Assist property owners/neighborhood areas in pursuing historic zoning. (p 20)

Conclusion: The BCNP appears to support of designating properties as historic in the planning area.

Imagine Austin (IACP)

Austin's historic assets include neighborhoods, buildings, and sites reflecting Austin's cultural, ethnic, social, economic, political, and architectural history, many of which lack formal historic designation. Designated historic resources include National Register properties and districts, Texas Historic Landmarks, Austin's Historic Landmark designation, and Local Historic Districts. In addition, Austin has many cultural resources lacking formal historic designation—public art, cultural centers, museums, institutions, buildings, landscapes, and iconic businesses and buildings. Austin is also home to a number of museums and research libraries (p 116). The following IACP policies support historic preservation:

- **LUT P38.** Preserve and interpret historic resources (those objects, buildings, structures, sites, places, or districts with historic, cultural, or aesthetic significance) in Austin for residents and visitors.
- **LUT P41.** Protect historic buildings, structures, sites, places, and districts in neighborhoods throughout the City.

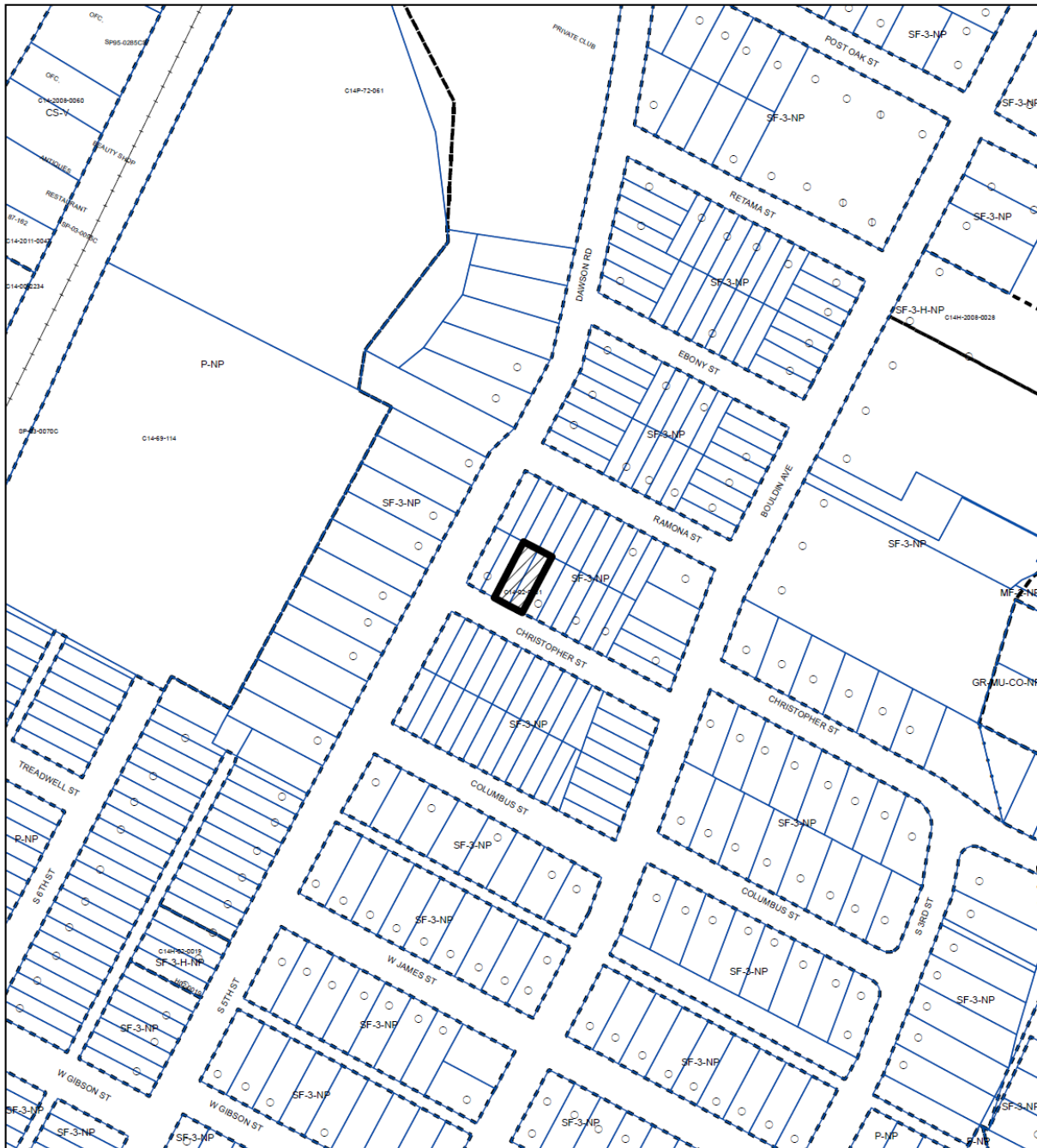
Based the BCNP policies above, which supports protecting historic character in the planning area, and the Imagine Austin policies above that supports protecting and preserving historic neighborhoods, staff believes that this proposed historic zoning request is supported by the Imagine Austin Comprehensive Plan.

Kathleen Fox, Senior Planner




City of Austin

Planning and Development Review Department
 Comprehensive Planning Division
 City of Austin
 505 Barton Springs Road, 5th Floor
 Austin, Texas 78704

LOCATION MAP



1" = 200'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

HISTORIC ZONING

ZONING CASE#: C14H-2014-0004

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



910 Christopher Street ca. 1942



OCCUPANCY HISTORY 910 Christopher Street

From City Directories, Austin History Center
Prepared by the City Historic Preservation Office
June, 2014

1992	Jan F. Haylett, renter No occupation listed
1985-85	Steve M. Schilder, renter Engineer, Larry Swayze Structural Engineers, 1800 W. 6 th Street.
1981	Steve M. Schilder, renter Engineer, Larry Swayze Structural Engineers, 1800 W. 6 th Street.
1977	David Bergquist, renter Carpenter
1973	David and Linda Bergquist, renters Carpenter NOTE: The directory indicates that David and Linda Bergquist were new residents at this address.
1968	B. Lloyd and Corine D. Leffingwell, owners

- B. Lloyd: Deputy Travis County Sheriff
 Corine D.: Clerk, University of Texas
 Also listed is Mary Leffingwell, a student.
- 1962 B. Lloyd and Corine D. Leffingwell, owners
 B. Lloyd: Deputy Travis County Sheriff
 Corine D.: Clerk, University of Texas
 Also listed is Robert F. Leffingwell, an attendant at Linnstaedter Texaco Station,
 1000 N. Lamar Boulevard.
- 1959 B. Lloyd and Corine D. Leffingwell, owners
 Deputy Travis County Sheriff
 Also listed is Shelly L. Leffingwell, a student.
- 1955 B. Lloyd and Corine D. Leffingwell, owners
 Deputy Travis County Sheriff
- 1952 B. Lloyd and Corine D. Leffingwell, owners
 Captain, Austin Fire Department
- 1949 Bryce L. and Corine D. Leffingwell, owners
 Captain, Austin Fire Department
- 1947 Bryce L. and Corine D. Leffingwell, owners
 Captain, Austin Fire Department
- 1944-45 Bryce L. and Corine D. Leffingwell (not listed as owners)
 Ladderman, Austin Fire Department
- 1942 Lloyd and Corine Leffingwell (not listed as owners)
 City fireman
- 1941 The address is not listed in the directory.
 NOTE: Lloyd and Corine Leffingwell are listed at 1617 S. 1st Street; he was a city
 fireman.

BIOGRAPHICAL NOTES

Bryce Lloyd and Corine D. Leffingwell (ca. 1942 – ca. 1970)

Lloyd Leffingwell appears in the 1930 U.S. Census as the 14-year old son of Thomas and Florence Leffingwell of San Marcos, Texas. Thomas Leffingwell was a 53-year old Ohio-born house builder who owned his own house. Lloyd Leffingwell had been born in Texas, and had no occupation listed. The 1940 U.S. Census shows Lloyd (spelled Lord) and Corine Leffingwell as the renters of the house at 1617 S. 1st Street in Austin. Lloyd Leffingwell was a 24-year old Texas-born fireman. Corine D. Leffingwell was also 24, had been born in Texas, and had no occupation listed.

Lloyd Leffingwell

Lloyd Leffingwell, age 70, a long-time resident of Austin died Monday, February 17, 1986.

He was a member of Congress Avenue Baptist Church and the Texas Law Enforcement Association. He was with the Austin Fire Department 13 years, and 28 years with the Travis County Sheriff's Department.

Survivors are his wife, Mrs. Corine Leffingwell, Austin; two sons, S.L. and R.L. Leffingwell, both of Round Rock; one daughter, Mary Ann Jones, San Antonio; one brother, Thomas P. Leffingwell, Austin; two sisters, Mildred Bradbury, Houston, and Margaret Rioux of Driscoll, Texas; seven grandchildren, one great-grandchild.

Funeral services are 10:00 AM, Thursday at Harrell Funeral Home Chapel, with Reverend John Powers officiating. Burial will follow in Forest Oaks Memorial Park.

Those desiring to do so may make memorial contributions to American Cancer society.

Arrangements by Harrell Funeral Home, South Lamar and Ben White at 4435 Frontier Trail. 443-1366.

Obituary of Lloyd Leffingwell
Austin American-Statesman, February 19, 1986



Corine Leffingwell

Corine Leffingwell, age 85, of Austin, Texas passed away on February 20, 2002.

A resident of Austin since 1936, Ms. Leffingwell was born and raised in Edgar, DeWitt County, Texas on March 26 1916. She was retired from the University of Texas where she worked in the Office of Admissions for over 20 years, and was a member of the First Baptist Church of Oak Hill. She was also a long time member of Congress Avenue Baptist Church. She was a charter member of the Hill Country Republican Women, and a founder of the Hill Country Water Supply Corporation, a group that brought a clean, reliable source of water to many area residents.

She was preceded in death by her husband, Lloyd Leffingwell, and daughter Mary Anne Jones of San Antonio.

She is survived by sons, S.L. Leffingwell of Austin and Robert Leffingwell of Round Rock, and by seven grandchildren and six great-grandchildren.

Visitation will be held at the Harrell Funeral Home, 4435 Frontier Trail, on Friday, February 22, 2002 from 4-7 p.m., and funeral services at 2 p.m. on Saturday, February 23, 2002 at the funeral home. Interment will be in Forest Oaks Memorial Park.

The family requests that donations in lieu of flowers be made to the Juvenile Diabetes Foundation, Austin Hospice, the First Baptist Church of Oak Hill or charitable organization of choice.

Arrangements by Harrell Funeral Home. Austin (512)443-1366.

Obituary of Corine D. Leffingwell

Austin American-Statesman, February 22, 2002

Connection Charge \$ 12.00 No 12264 ✓

Application for Sewer Connection.

SW 1/4 Austin, Texas, Nov. 29, 1935

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 D.D. Godwin at (2) 910 Christopher Street, further described as lot 7.8, block 3, outlot subdivision Bon Air Knoll, division, plat 113, 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, R.W. Gissell

Stub Out

Connected Dec 26 1935 Sta 6+43

Size of Main 6 inches A-1067 ✓

Size of Service 4 inches

3.5 Feet Deep

30 Feet from Property Line

Feet from Curb Line

Inspected by D.D. Gissell

Connection made by Will Cleveland

Sewer connection application by D.D. Godwin for this address (1935)

City of Austin - Historic Preservation Office
Historic Zoning Application Packet

5/14 -
OK to submit -
B. Brittain
for staff
Sadowsky.

A. APPLICATION FOR HISTORIC ZONING

PROJECT INFORMATION:

111 50975

DEPARTMENTAL USE ONLY	
APPLICATION DATE: <u>5/14/14</u>	FILE NUMBER(S) <u>C14H-2014-0004</u>
TENTATIVE HLC DATE: _____	
TENTATIVE PC or ZAP DATE: _____	
TENTATIVE CC DATE: _____	CITY INITIATED: YES / NO
CASE MANAGER _____	ROLLBACK: YES/NO
APPLICATION ACCEPTED BY: _____	

BASIC PROJECT DATA:

1. OWNER'S NAME: <u>Petra Rogers</u>	
2. PROJECT NAME: <u>Leffingwell House</u>	
3. PROJECT STREET ADDRESS (or Range): <u>910 Christopher St.</u>	
ZIP <u>78704</u>	COUNTY: <u>Travis</u>
IF PROJECT ADDRESS CANNOT BE DEFINED ABOVE:	
LOCATED <u>N/A</u>	FRONTAGE FEET ALONG THE N. S. E. W. (CIRCLE ONE) SIDE OF
APPROXIMATELY _____	(ROAD NAME PROPERTY FRONTS ONTO), WHICH IS
INTERSECTION WITH _____	DISTANCE FROM ITS CROSS STREET.

AREA TO BE REZONED:

4. ACRES <u>.1142</u>	(OR)	SQ.FT. <u>4,975</u>	SCANNED		
5. ZONING AND LAND USE INFORMATION:					
EXISTING ZONING	EXISTING USE	TRACT# (IF MORE THAN 1)	ACRES / SQ. FT.	PROPOSED USE	PROPOSED ZONING <u>H-NP</u>
<u>SF3</u>	<u>Residence</u>	<u>N/A</u>	<u>4,975</u>	<u>Residence</u>	<u>SF3</u>
_____	_____	_____	_____	_____	_____

RELATED CURRENT CASES:

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

City of Austin - Historic Preservation Office
Historic Zoning Application Packet

PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):

10a. SUBDIVISION REFERENCE: Name: <u>Bon Air Knolls</u>			
Block(s) <u>3</u>	Lot(s) <u>7-8</u>	Outlot(s) <u>N/A</u>	
Plat Book: <u>530</u>		Page	
Number: <u>114</u>			
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: <u>530</u>	PAGE: <u>114</u>	TAX PARCEL I.D. NO. <u>101935</u>
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OTHER PROVISIONS:

12. IS PROPERTY IN A ZONING COMBINING DISTRICT / OVERLAY ZONE? YES / <input checked="" type="radio"/> NO	
TYPE OF COMBINING DIST/OVERLAY ZONE (NCCD, NP, etc) <u>N/A</u>	
13. LOCATED IN A LOCAL OR NATIONAL REGISTER HISTORIC DISTRICT? YES / <input checked="" type="radio"/> NO	
14. IS A TIA REQUIRED? YES / <input checked="" type="radio"/> NO (NOT REQUIRED IF BASE ZONING IS NOT CHANGING)	
TRIPS PER DAY: <u>N/A</u>	
TRAFFIC SERIAL ZONE(S): <u>N/A</u>	

OWNERSHIP TYPE:

15. <input checked="" type="checkbox"/> SOLE	<input type="checkbox"/> COMMUNITY PROPERTY	<input type="checkbox"/> PARTNERSHIP	<input type="checkbox"/> CORPORATION	<input type="checkbox"/> 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: <u>Petra Rogers</u>	NAME: <u>Petra Rogers</u>
FIRM NAME: <u>N/A</u>	TELEPHONE NUMBER: <u>512.743.8112</u>
STREET ADDRESS: <u>910 Christopher St</u>	
CITY: <u>Austin</u>	STATE: <u>TX</u> ZIP CODE: <u>78704</u>
EMAIL ADDRESS: <u>Petra-Rogers.2002@yahoo.com</u>	

AGENT INFORMATION (IF APPLICABLE):

17. AGENT CONTACT INFORMATION	
SIGNATURE: <u>N/A</u>	NAME: _____
FIRM NAME: _____	TELEPHONE NUMBER: _____
STREET ADDRESS: _____	
CITY: _____	STATE: _____ ZIP CODE: _____
CONTACT PERSON: _____	TELEPHONE NUMBER: _____
EMAIL ADDRESS: _____	

City of Austin - Historic Preservation Office
Historic Zoning Application Packet

**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.

Petra Rogers 5.19.14
 Signature Date

Petra Rogers
 Name (Typed or Printed)

N/A
 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.

Petra Rogers 5.19.14
 Signature Date

Petra Rogers
 Name (Typed or Printed)

N/A
 Firm (If applicable)



City of Austin - Historic Preservation Office
Historic Zoning Application Packet

E. ACKNOWLEDGMENT FORM

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

I, Petra Rogers 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

910 Christopher St.
(Address or Legal Description)

Austin TX 78704

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.

Petra Rogers
(Applicant's signature)

5.19.14
(Date)



F. 1: Historical Documentation – Deed Chronology**Deed Research for 910 Christopher St. Austin, TX 78704**

Transaction	Vol./Page
Mary M. Herndon, R. W. Herndon to D.D. Godwin Lots 7-8, Block 3, Bon Air Knolls Addition (land only) April 27, 1936 \$300	Vol. 543, pp. 156-157
D.D. Godwin , Lillie Belle Godwin to W.M. Traylor Lots 7-8, Block 3, Bon Air Knolls Addition (land only) July 30, 1940 \$2,000	Vol. 651, pp. 625-626
W.M. Traylor, Lucille Strane Traylor to C.A. Wheeler Lots 7-8, Block 3, Bon Air Knolls Addition (land only) April 3, 1943 \$2,500	Vol. 714, p. 373
C.A. Wheeler to B.L. Leffingwell, Corine Leffingwell Lots 7-8, Block 3, Bon Air Knolls Addition (land only) May 12, 1945 \$1,600	Vol. 1570, p. 5
B.L. Leffingwell, Corine Leffingwell to James A. Boone, Jr., Barbara L. Boone Lots 7-8, Block 3, Bon Air Knolls Addition (built home in 1945) September 29, 1970 \$11,500	Vol. 3930, p. 1317

F. 1: Historical Documentation – Deed Chronology**Deed Research for 910 Christopher St. Austin, TX 78704****Transaction****Vol./Page**

James A. Boone, Jr., Barbara L. Boone to Ronald Edward Bergquist, David Chaplain Bramble

Vol. 4187, p. 1220

Lots 7-8, Block 3, Bon Air Knolls Addition

October 21, 1971

\$11,500

David Chaplain Bramble to Ronald Edward Bergquist

Vol. 5180, pp. 1117-1118

Lots 7-8, Block 3, Bon Air Knolls Addition

January 31, 1975

unpaid balance of \$11,500

Ronald Edward Bergquist, Drucilla D. Bergquist to Kirk D. Carpenter and Jan Haylett Carpenter

Vol. 10912, pp. 1182-1184

Lots 7-8, Block 3, Bon Air Knolls Addition

April 7, 1989

\$53,872

Kirk Dean Carpenter to Jan Haylett Carpenter

Vol. 11049, p. 0480

Lots 7-8, Block 3, Bon Air Knolls Addition

October 23, 1989

Unpaid balance of note

SCANNED

F. 1: Historical Documentation – Deed Chronology**Deed Research for 910 Christopher St. Austin, TX 78704****Transaction****Vol./Page**

Jan Elizabeth Haylett to Julie Michelle Irwin

Vol. 11666, pp. 1434-1436

Lots 7-8, Block 3, Bon Air Knolls Addition

April 16, 1992

\$73,905

Julie Michelle Bennight and Jesse Bennight to Guy L. Watts and Kerry Feferman

Vol. 13261, pp. 2519 -2522

Lots 7-8, Block 3, Bon Air Knolls Addition

September 3, 1998

\$137,750

Guy L. Watts and Kery Feferman to Petra Rogers and Nikhilesh Bhattacharya

Instrument No. 2008202535

Lots 7-8, Block 3, Bon Air Knolls Addition

December 22, 2008

\$360,000

Nikhilesh Bhattacharya to Petra Rogers

Instrument No. 2011178768

Lots 7-8, Block 3, Bon Air Knolls Addition

December 7, 2011


 A diagonal stamp with the word "SCANNED" in bold, capital letters.

F. 2: Historical Documentation – Occupancy History
Occupancy Research for 910 Christopher St. Austin, TX 78704

Year	Occupant Name and Reference	Source
1936 - 1939	R. Wallace and Mary Herndon Manager, Yard No 2 Cash Lumber Company, Home - Manchaca Rd. D #5, telephone 14F14.	City directory
1940 - 1942	Darrell D and Lillie B Godwin Bldg Construction, Home – 1010 S. 5 th H DO, 2 kids.	City directory
1943	WM and Lucille S. Traylor Salesman, Home – 1903 McCall Rd.	City directory
1944	Chas A and Sarah D Wheeler Attorney, Wheeler & Wheeler, Home – 1317 Westover Rd., Work – 204 Norwood Bldg. telephone (home) 5044, telephone (work) 2-3512.	City directory
1945-1970	Lloyd B and Corine Leffingwell <i>(also spelled Corene)</i> Ladderman, Austin Fire Dept., Home – 910 Christopher St., telephone 81098, 2 kids.	City directory
1971	James A. Jr and Barbara L. Boone Military USAF (US Air Force), Home – 910 Christopher St., telephone 444-7909.	City directory
1972 - 1987	David J. Bergquist and Linda McFarland <i>(Later known as Linda Bergquist)</i> Carpenter, Home – 910 Christopher St., telephone 442-4717. <i>There was no listing for Ronald Bergquist, but I think this is his brother who owned the property too.</i>	City directory
1988 – 1989	Steve W. Moredock Home – 910 Christopher St., telephone 462-2671, tenant.	City directory

F. 2: Historical Documentation – Occupancy History**Occupancy Research for 910 Christopher St. Austin, TX 78704**

Year	Occupant Name and Reference	Source
1990 – 1992	Kirk D. Carpenter and Jan Haylett Carpenter Home – 910 Christopher St., telephone 447-5701.	City directory
1993 – 1998	Michelle Irwin <i>(aka Julie Irwin and Julie Bennight) later married Jesse Bennight who became a co-owner.</i> Home – 910 Christopher St., telephone 444-1840.	City directory
1998-2007	Guy Watts <i>(Guy Watts later married Kerry Feferman who became a co-owner.)</i> Home – 910 Christopher St.	City directory
2008 – present	Petra Rogers Home – 910 Christopher St., telephone 462-4901.	City directory

Leffingwell Home

Bouldin Creek neighborhood is one of Austin's oldest neighborhoods, established at the turn of the 20th century with rapid development in the 1920'S and 1930'S. The current boundaries are Barton Springs Road, South Lamar, South Congress, and Oltorf. However, the initial eastern boundary ended at South First Street. This section was considered its own neighborhood, and was called Brackenridge. Brackenridge was an almost exclusively Black neighborhood, while Bouldin Creek was a White neighborhood. Today, Bouldin Creek is comprised of a mixture of people as well as homes. The streets are lined with massive modern structures and traditional old homes.

The property to be located at 910 Christopher Street would eventually become the childhood home of Mayor Lee Leffingwell. In April 1936, Mary M. Herndon and R. W. Herndon sold the property which only included land, to D.D. Godwin for \$300.00. As indicated by the 1936 deed, the home to be constructed was restricted to a middle class standard, "frame construction or better to cost not less than \$1500.00 at the time of erection and shall be placed on said property above described fully in accordance with the building and zoning requirements of the City of Austin, Texas". Although \$1500.00 was below the national average cost of construction, it was close to average for Austin, thus on par with a middle class home. This deed also excluded non-Whites from owning the property, "...and that said property shall never in any event, be conveyed by deed, will or descent, save and except to person of the white race; and in case of violation of any of the above restrictions then the conveyance hereunder shall be null and void and the said land and premises shall absolutely revert to the grantor herein." The clear racism is shocking by today's standards, yet unfortunately – not uncommon for the times. In fact, the City of Austin published a city master plan in 1928, which included segregation and established a "negro district" (located in East Austin). This segregation was extended to Hispanics as well.

By 1940, due to damming and flood control, Bouldin Creek neighborhood land values had increased and it had become popular with the middle class. In May 1945, C.A. Wheeler sold the property, which still remained undeveloped, to B.L. and Corine Leffingwell for \$1600.00. According to tax rolls, the home was built by the Leffingwells in 1945. There is no information relating to an architect. This may indicate the home was built from specifications purchased from a catalog, which was common at the time or designed by the homeowners.

The home exemplifies post World War II, middle class Austin. A single story, wood frame, cross gabled Arts and Crafts bungalow with an external chimney consisting of limestone and multi colored bricks, the home has 9 foot ceilings and single and paired 1:1 fenestration. The original floor plan was rectangular, consisting of 2 bedrooms, 1 bathroom and approximately 1000 square feet. In 1955, Bryce and Corine Leffingwell added two improvements; a carport and an addition of approximately 250 square feet of living space to the back of the home. In 1998, an additional 592 square feet was added. This included an extension of the back living room, a new master bedroom, master bathroom, and an outdoor deck.

The history and traditional character have been preserved throughout the home. The majority of the original components remain intact today. Original mill work, windows, doors, even the glass door knobs remain: double-hung, 1 over 1 lite, wood windows; oak hardwood floors, 4-paneled front entry door, 2-paneled interior doors, glass door knobs, kitchen cabinets, fireplace, chimney, mantle, exterior siding, built in shelving, and even the original 8 inch crown moulding and 6 inch baseboards.

According to tax rolls and city directories, the Leffingwells owned the home from 1945-1970, raising their three children; Shelly Lee Leffingwell, Robert Lloyd Leffingwell, and Mary Anne Leffingwell.

The Leffingwells had a typical background of a successful middle class family. Bryce Lloyd Leffingwell was born on September 2, 1915 in Oglesby, Texas. He passed away on February 17, 1986 in Austin, Texas. He was employed as a ladderman for the Austin Fire Department and later as a Travis County Sheriff. Dorothy Corine Leffingwell was born on March 26, 1916 in Edgar, Texas. She passed away on February 20, 2002 in Austin, Texas. She was employed as an undergraduate admissions clerk at the University of Texas at Austin.

The future Austin mayor, Shelly Lee Leffingwell (also referred to as Lee) was born on October 13, 1939 in Austin, Texas. He attended the neighborhood schools: Becker Elementary, Fulmore Middle School, graduating from William B. Travis High School. Lee graduated from the University of Texas at Austin in 1961 with a Bachelor of Science in Mechanical Engineering. He joined the U.S. Navy in 1962 and attended aviation officer training school, and flew transport aircraft during the Vietnam War. In 1967, he left active military duty, joined the Naval reserves, and became a commercial airline pilot at Delta Air Lines. He retired from the reserves in 1982 with the rank of Commander, and from Delta in 1999 as a Captain flying MD-11 aircraft. ¹ Lee served as Chair of the City of Austin Environmental Board from 1999 – 2005. He was elected to Place 1 on the Austin City Council in 2005, where he served until 2008. Inspired by President Obama's vision and leadership, he made the decision to run for mayor in 2008, holding a press conference announcing his candidacy at his childhood home. Lee was elected mayor in 2009 and re-elected in 2012.

Lee toured the home in 2008 and shared his childhood memories with the current owner. He remembered much of the details such as the original front door and the old tree in the front yard. He mentioned how his Mother had decided to have the front porch concrete tinted red and would have new dirt filled in the yard each Spring. He was surprised at the original kitchen remaining unchanged. He recollected his childhood excitement when Christopher Street was paved for the first time.

¹ http://www.citizenmag.com/texas/0802_voterguide-may10-08.htm#leffingwell





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City Hall Hustle: Lee Leffingwell's Big Adventure

The new mayor promises a safe landing

By Wells Dunbar, June 26, 2009, News

When **Randi Shade** rolled out the City Council's present to outgoing Mayor **Will Wynn** – a new, sleek street bicycle, complete with basket, compass, and shock-white streamers on the handlebars – the first thing that came to mind was that most famous of film bikes, the one belonging to **Pee-Wee Herman** in his titular *Pee-Wee's Big Adventure*, the Rosebud that sent the hapless manchild to the nonexistent basement of the Alamo and back, in search of the thing that made him whole. In the midst of the economic uncertainty enveloping the city and the boyish, boosterish qualities Wynn has displayed as chief for the last six years, one might be tempted to paraphrase Pee Wee's petulant whine: "I don't want another crappy mayor!"

Although the occasion at City Hall was the swearing-in of the new council – Mayor **Lee Leffingwell**, new Council Member Chris Riley, and quasi-new Council Member Bill Spelman, plus incumbents Sheryl Cole and Mike Martinez – it began with remarks by Wynn (after a spirited performance of the "Star Spangled Banner" by **Shelley King** that surely broke the 70-decibel mark – just what is City Hall zoned, anyway?). "In my nine years on this dais, I have served ... with six different City Council combinations, I have served under two different mayors, I have served alongside three city managers, and I promise ya, I leave office more optimistic than I've ever been," Wynn said. "Being your mayor, serving on your City Council, has been the honor of my life," he concluded, before each council member and City Manager Marc Ott bestowed plaudits – bike included – on the soon-to-be ex-officio.

But as one mayor left public life, another assumed the office. After the formal swearing-in, administered by District Judge Lora Livingston, Leffingwell delivered remarks to the capacity crowd. "You know, this is my third swearing-in in four years, and I have to tell ya, of the three, this one's my favorite," he cracked before addressing the challenges ahead – the \$30 million deficit the city faces in its current budget deliberations. Leffingwell metaphorically flew back to his earlier days as a pilot. "This is the first day of our trip together," he said. "There will certainly be some turbulence. We are likely to be rerouted a time or two. But I promise you that we will, finally, arrive safely at our destination."

The rest of the inaugurates spoke and, in their comments from the podium and to the Hustle afterward, delivered a glimpse into their priorities on council. **Spelman** spoke to the terminal democracy that envelops Austin's political discussions, saying "agreement is not always necessarily good – disagreement is not always necessarily bad." In his speech, he specifically cited costly and divisive **Water Treatment Plant No. 4** – meaning the go-along to get-along that previously prevailed in pushing the project along may be due for re-examination. **Riley** also named the controversial plant on his to-do list; as Riley takes over Leffingwell's unexpired term, he plans to "hit the ground running and get an awful lot done just in the next 18 months." **Sheryl Cole** cited the need to continue Austin's economic expansion as a way out of the recession – formerly a solid vote with departed Wynn and **Brewster McCracken**, she may be the most unabashedly pro-business member on the new dais – but also spoke to the racial reconciliation required in the wake of the **Nathaniel Sanders II** shooting. Earlier, Cole made the motion nominating **Martinez** as mayor pro tem, the position formerly filled by McCracken that acts as mayor in the mayor's absence. A magnanimous gesture, the Hustle noted, as Cole and Martinez joined council at the same time, and the position reflects seniority. "And I'm taller than Mike, that's why it's such a magnanimous gesture," Cole joked, before adding more seriously that she supported Martinez's bid, noting that he and Leffingwell "are so close, and that was obviously what they wanted to do." Mayor Pro Tem Martinez rattled off a laundry list of priorities: "We're gonna talk about things like single-member districts again; we're gonna talk about the city attorney being appointed by the council as opposed to the city manager; we're gonna create more transparency in government and make sure folks in this community ... understand and know that they run this government. Not us, not staff, not attorneys, but the people."

On that hopeful note, we'll leave the last word to the inheritor of the City Hall playhouse, Leffingwell: "Now is the time, and the future of this great city is up to us. It's not up to me; it's not up to this council; it's up to all of us working together. So if you hear just one thing I say today, please hear me say that Austin is only what we make it together."

For more on the new council, watch "City Hall Hustle: We Leffed, We Cried," at austinchronicle.com/hustle.

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