

# ZONING CHANGE REVIEW SHEET

**CASE NUMBER:** C14H-2014-0007

**HLC DATE:**

May 19, 2014  
June 23, 2014  
July 14, 2014  
July 28, 2014

**PC DATE:**

**APPLICANT:** Historic Landmark Commission

**HISTORIC NAME:** Red River International House

**WATERSHED:** Waller Creek

**ADDRESS OF PROPOSED ZONING CHANGE:** 3805 Red River Street

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

**SUMMARY STAFF RECOMMENDATION:** Staff recommends the proposed zoning change from single family residence, conditional overlay, neighborhood plan (SF-3-CO-NP) combining district to single family residence – Historic Landmark – conditional overlay, neighborhood plan (SF-3-H-CO-NP) combining district zoning.

**QUALIFICATIONS FOR LANDMARK DESIGNATION:**

The house is an outstanding example of International style residential architecture in Austin, and is located on a very prominent corner, giving it value to the community due to its architecture and location.

**HISTORIC LANDMARK COMMISSION ACTION:** **May 19, 2014:** Initiated the historic zoning case. Vote: 5-0 (Roberts and Wolfenden-Guidry absent). **June 23, 2014:** Meeting cancelled due to lack of quorum. **July 14, 2014:** Postponed to July 28, 2014 to receive the report of an independent structural engineer on the condition of the house and the issues involved in preservation. Vote: 5-0 (Leary and Wolfenden-Guidry absent).

**PLANNING COMMISSION ACTION:**

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

**CITY COUNCIL DATE:**

**ACTION:**

**ORDINANCE READINGS:** 1<sup>ST</sup> 2<sup>ND</sup> 3<sup>RD</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Steve Sadowsky

**PHONE:** 974-6454

**NEIGHBORHOOD ORGANIZATION:** Hancock Neighborhood Association

**BASIS FOR RECOMMENDATION:**

**Architecture:**

Two-story, rectangular-plan, flat-roofed, concrete International-style house with metal-framed casement windows, a metal-coped canopy between the two floors and at the cornice, and concrete buttresses with round piercings in a mid-century Modern design; double course of glass bricks serve as sidelights for the principal entry.

**Historical Associations:**

The house was built in 1947 by Arnn Brothers, a leading residential construction firm in Austin after World War II. The first owners and occupants of the house were James P. and Ollie McFarland, who had lived in Amarillo and the Dallas-Fort Worth area before moving to Austin. James P. McFarland was a refrigeration salesman who eventually opened his own firm in Austin. The McFarlands lived here until around 1955; the house was then owned and occupied by a contractor, Emil Wenzel, and his wife, Caroline, who lived here until around 1957. Harvey Johnson, the chairman of the board of Texas Quarries, owned and occupied the house in the late 1950s and early 1960s; the house then was a rental unit thereafter.

**STAFF NOTES:** The owner has cited major structural deficiencies with the house that either cannot be fully remedied, or are cost-prohibitive. Staff has visited the site and has verified major cracking in the exterior and interior walls and uneven floors. The applicant will bring additional reports, photographs, and repair estimates to the meeting for Commission review.

**PARCEL NO.:** 0217090103

**LEGAL DESCRIPTION:** LOT 3 BLK 4 OLT 20-21 DIV C LOT 4 \* LESS N 5SQ FT COUNTRY CLUB HEIGHTS

**ESTIMATED ANNUAL TAX ABATEMENT:** \$5,216 (owner-occupied); city portion: \$2,000 (capped); \$2,625 (income-producing).

**APPRAISED VALUE:** \$460,336

**PRESENT USE:** Vacant

**CONDITION:** Fair/poor

**PRESENT OWNERS:**

Delta H Corporation  
843 E. 38<sup>th</sup> Street  
Austin, Texas 78705

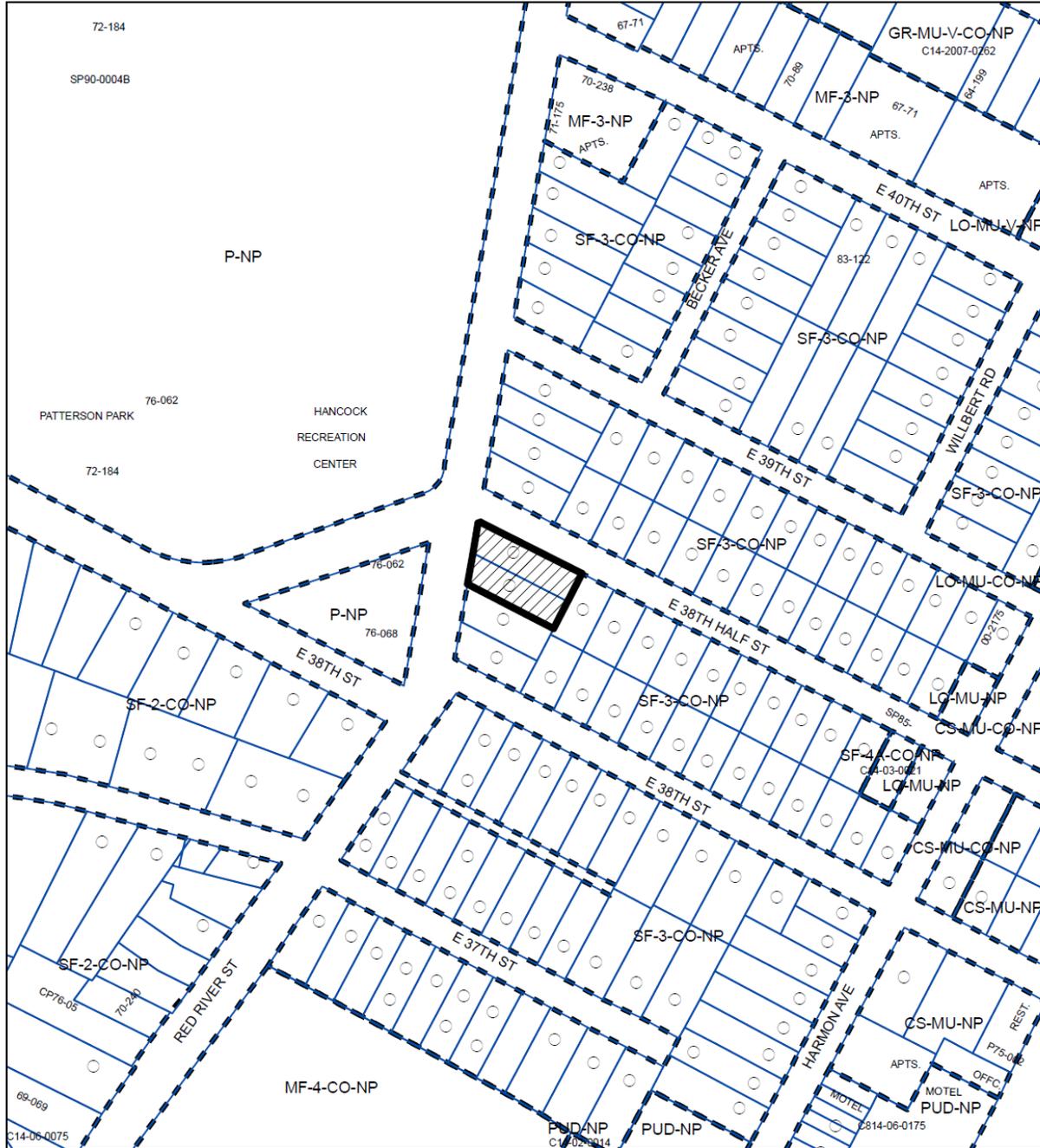
**DATE BUILT:** ca. 1947

**ALTERATIONS/ADDITIONS:** None

**ORIGINAL OWNER(S):** James P. and Ollie McFarland (1947)

**OTHER HISTORICAL DESIGNATIONS:** None.

# LOCATION MAP



## HISTORIC ZONING

ZONING CASE#: C14H-2014-0007

-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 200'

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.

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3805 Red River Street  
ca. 1947





Detail showing the rounded corner of the canopies on the first floor

## OCCUPANCY HISTORY 3805 Red River Street

City Directory Research, Austin History Center  
By City Historic Preservation Office  
September, 2013

1992      Tom Pittman, renter  
            No occupation listed

- 1985-86 Don Lopez, renter  
Construction worker  
NOTE: The directory indicates that Don Lopez was a new resident at this address.
- 1981 Dennis Holecek, renter  
Adjustment worker, U.S. IRS
- 1977 No return
- 1973 Joe O'Hagan, renter  
Student
- 1968 F.T. and Mamie Osborn, renters  
U.S. Air Force
- 1962 O. Milburn Wall, renter  
Draftsman State Highway Department
- 1959 W. Harvey Johnson, owner  
Chairman of the board, Texas Quarries, Inc., Texas natural building stone, 22<sup>nd</sup> Street at Alexander Avenue.
- 1955 Emil and Caroline Wenzel, owners  
Contractor  
NOTE: In the late 1930s, Emil and Caroline Wenzel lived at 3801 Red River Street.
- 1954 James P. and Ollie McFarland, owners  
Proprietor, J.P. McFarland Refrigeration Company, 405 E. 7<sup>th</sup> Street.
- 1953 James P. and Ollie McFarland, owners  
Proprietor, J.P. McFarland Refrigeration Company, 405 E. 7<sup>th</sup> Street.
- 1952 James P. and Ollie McFarland, owners  
Repairman
- 1949 James P. and Ollie McFarland, owners  
Distributor
- 1947 The address is not listed in the directory.  
NOTE: James P. and Ollie McFarland are listed at 3801 Red River Street, a house they rented; he had no occupation listed. James P. and Ollie McFarland are not listed in the 1944-45 city directory.

## **BIOGRAPHICAL NOTES**

### **James P. and Ollie McFarland (ca. 1947 – ca. 1954)**

Ollie Mae Byrd appears in the 1930 U.S. Census as the 17-year old niece of Raymond and Susie Tullas of San Antonio, Texas. Ollie Mae Byrd was a Texas-born telephone operator. Raymond Tullas was a barber. The 1920 U.S. Census shows Ollie May Byrd as the 7-year old daughter of Ben and Lizzie Byrd, farmers in Farmersville, Collin County, Texas. James P. and Ollie McFarland had lived in Amarillo, Texas in the mid-1930s, where he was a salesman.

**MRS. JAMES MCFARLAND**

Mrs. James P. McFarland, 59, of 2608 Jefferson, died in a local hospital Thursday. She was a member of St. Paul's Lutheran Church.

Survivors include her husband, James P. McFarland, Austin; two sons, Major James W. McFarland of Austin and John R. McFarland of Toledo, Ohio; and two grandsons.

Funeral plans are pending at Hyttin-Manor Funeral Home.

Obituary of Ollie McFarland  
Austin American, March 17, 1972

**MRS. JAMES MCFARLAND**

Funeral for Mrs. James P. "Byrdie" McFarland, 59, of 2608 Jefferson, will be Sunday at 2:30 p.m. at St. Paul's Lutheran Church with pastor Albert F. Jesse officiating.

The body will lie in state at the church one hour before the service. Burial will be in Memorial Hill Mausoleum under the direction of Hyttin-Manor Funeral Home.

Memorial Contributions may be made to the American Cancer Society.

Mrs. McFarland died in a local hospital Thursday evening.

Funeral notice for Ollie McFarland  
Austin American, March 18, 1972

**McFARLAND, James P., Sr., 65, 8122 Greenslope Drive, died Friday. Services pending at Hyltin-Manor Funeral Home. Survivors: wife, Mrs. Lois McFarland of Austin; sons, James . McFarland Jr. of Austin, John McFarland of Cudahy, Wis.; stepson, Larry Eschberger of Austin; stepdaughter, LaRee Eschberger of Austin; sister, Lvergne Stuart of St. Petersburg, Fla.; and two grandchildren.**

Obituary of James P. McFarland  
Austin American-Statesman, June 7, 1975

**McFARLAND, James P., 65, 8122 Greenslope, died Friday. Services 1:30 p.m. Monday at Hyltin-Manor Funeral Home. Survivors: wife, Mrs. Lois McFarland of Austin; sons, Maj. James W. McFarland of Austin, John R. McFarland of Cudahy, Wis.; stepson, Larry Eschberger of Austin; stepdaughter, LaRee Eschberger of Austin; daughter-in-law, Mrs. Sharon Duncan McFarland of Austin; sister, Mrs. L.V. Stuart of St. Petersburg, Fla.; two grandsons.**

Funeral notice for James P. McFarland  
Austin American-Statesman, June 8, 1975

James P. McFarland 3805 Red River Street  
 81 3&4 4  
 Country Club Heights  
 Masonry residence with garage attached  
 33525 4-14-47 \$10,000.00  
 Arnn Bros.

5

Building permit to James P. McFarland for the construction of the house (1947). Arnn Brothers is listed as the contractor for the house.

**WATER SERVICE PERMIT** No. 3137

Austin, Texas

Received of J. P. McFarland **INDEXED**

Address 3805 Red River St

Amount TWENTY AND 100 20<sup>00</sup>/<sub>100</sub>

Plumber V. R. WATLINGER Size of Tap 3/4"

Date of Connection	<u>4-28-47</u>
Size of Tap Made	<u>3/4"</u>
Size Service Made	<u>3/4"</u>
Size Main Tapped	<u>2" HI</u>
From Front Prop. Line to Curb Cock	<u>90'</u>
From <u>EAST</u> Prop. Line to Curb Cock	<u>105'</u>
Location of Meter	<u>CURB</u>
Type of Box	<u>LOCK</u>
Depth of Main in St.	<u>3'</u>
Depth of Service Line	<u>24"</u>
From Curb Cock to Tap on Main	<u>9"</u>
Checked by Engr. Dept.	

No. Fittings	Size
1	Curb Cock 5/8"
1	Elbow 3/4" COPPER
1	St. Elbow 3/4" SLEEVE
1	Bushing 3/4" COPR
1	Reducer 2" x 3/4" TAPS
1	Pipe 1/2" 3/4" COPPER
	Lead Comp.
	Nipples
	Union
	Plug
1	Tee TIE
1	Stop "HIP
1	Box LOCK
1	Lid "HIP
	Valves
	Job No. <u>W-323-502</u>
	Req. No. <u>1-1-1-1</u>

**INDEXED**

Water service permit to James McFarland for this address (1947)

Receipt No. 7597 Application for Sewer Connection No. 22155

Austin, Texas, 4-23-47

To the Superintendent of Sanitary Sewer Division, City of Austin, Texas.

Sir:—

I hereby make application for sewer connection and instructions on premises owned by J. C. Farland & Arman 3805 Red River Street, further described as Lot 3 & 4 Block 4 Outlot          Division          subdivision Country Club Pto. Plat 81, which is to be used as a Res.

In this place there are to be installed 5 fixtures. Plumbing Permit No. 25989  
I agree to pay the City of Austin, the regular ordinance charge.

Depth at Prop. Line 31 feet 75' 7 1/2"  
Stub Out } 25' South N L L @  
Connected } (Location) 23+25

Respectfully, Bratskew  
J. C. Farland & Arman

Date 6-26-47 Hanna 8-7-80  
By Changel

NOTE: Connection Instruction 6" sewer under sidewalk - 8' deep  
main 13' W.D.E.R.  
6" sewer in 38 1/2' x 8' deep - 5m main 1215' S.D.P.R.  
A-1164

Sewer connection application by James McFarland for this address (1947)

843 East 38<sup>th</sup> St.  
Austin, TX 78705

May 6, 2014

Mr. Steve Sadowsky  
Historic Preservation Officer  
City of Austin  
515 Barton Springs Road, 5th Floor  
Austin, TX 78704

Dear Mr. Sadowsky,

I, Gwyn Shive, as the sole shareholder of Delta H Corporation, which owns the property located at 3805 Red River St., am opposed to any type of historic zoning of this property. Please consider this a valid petition against historic zoning.

Sincerely yours,



Gwyn Shive

I saw an article regarding the consideration of the house at 3805 Red River Street for an historic designation. It is an interesting house – one known to many local Austin musicians. It was the house wherein dwelled Tom Pittman and his wife (at the time). (Tom has since remarried.) Tom was a founding member of the iconic Austin Lounge Lizards (<http://www.austintlizards.com/>). He played banjo and steel guitar for them, while adding his distinctive voice to songs like “Jesus Loves Me, But He Can’t Stand You”. Amongst his activities were his annual parties: one right after SXSW and one right after Thanksgiving. Musicians would receive an invite to come and jam and party at his house after these two events. Many were local, but some in town for SXSW, were nationally and internationally known. It may not have been epic to the rest of the world, but musicians eventually just came in for his parties. It was there that they could be themselves with other musicians. The musicians and songwriters were all very good – the best.

I do not know if this information is of any help to you all in deciding if the house should be considered historic. However, after reading about the Clarksville houses, I figured I should go ahead and pass the information on to you. I had left you a message, but you may have been too busy to get back to me – so here (above) is roughly what I would have told you. Ever since I received my invitation from Tom to attend his party, I have never been able to pass by that house without a flood of wonderful memories: music, friendships, Tom’s antique banjos, and a most interesting architectural structure. (The banjos really fit that house.)

After reading the story, I tried to image in what state that house now finds itself. I’ve played music in that living room. It is hard to imagine the foundation coming up into the living room like they described. The state it is in is a shame, if the descriptions are accurate. Of course, flat roofs have many issues without other contributing issues. In any case, it is hard to imagine.

By the way, if you checked the link above for the Austin Lounge Lizards, you saw the new line-up with Darcie Deaville (a very good choice to replace folks like Robert Bowden and Paul Sweeney). Tom Pittman retired from the band a little while back. The mannequin playing the banjo is their stand-in for Tom. It is a little short, but is in the proper spirit. On their “about” page:

*“The Austin Lounge Lizards are arguably the perfect pairing of their hometown’s moniker, “Music Capital of the World,” and its motto: “Keep Austin Weird.” For 33 years, the Lizards have been spoofing the topics American families try to avoid at the Thanksgiving table; subjects like politics, religion, romance, the music industry, and their crazy/stupid relatives. With pointed lyrics, precise harmonies and instrumental expertise, the band has become legendary for its satirical skewering through song.*

*The Lizards originated in 1976 in New Jersey, when Hank Card (vocals, rhythm guitar) and Conrad Deisler (vocals, lead guitar, mandolin) met as mutual history majors at Princeton University and started songwriting together. Following graduation, both Hank, a native Oklahoman, and Conrad, a Tex-California-Venezuelan, ended up in Austin. University of Georgia philosophy graduate and banjo/dobro player Tom Pittman completed the founding-troubador trifecta in 1980, and the Austin Lounge Lizards was born.”*

*Cara Cooke, GISP  
GIS Analyst, Sr.  
Austin Water Utility  
512-972-0196*