

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2014-0012

HLC DATE:

October 27, 2014

PC DATE:

October 28, 2014

APPLICANT: Bryan Bayerdorffer, owner

HISTORIC NAME: Mary Nelson House

WATERSHED: Shoal Creek

ADDRESS OF PROPOSED ZONING CHANGE: 1502 W. 9th Street.

ZONING FROM: MF-4-NP to MF-4-H-NP

SUMMARY STAFF RECOMMENDATION: Staff recommends the proposed zoning change from multi-family residence, neighborhood plan (MF-4-NP) combining district to multi-family residence – Historic Landmark – neighborhood plan (MF-4-H-NP) combining district zoning.

QUALIFICATIONS FOR LANDMARK DESIGNATION:

Architecture and Historical Associations. The house is an excellent example of an Arts & Crafts bungalow, the precursor to the Craftsman style, which dominated bungalow design in the 1920s, and represents a middle-class dwelling built, owned and occupied by a machinist for the Tips Foundry and his wife, who was a professional masseuse and treated some of Austin's most prominent citizens, including Lyndon and Lady Bird Johnson.

HISTORIC LANDMARK COMMISSION ACTION: Recommended the proposed zoning change from MF-4-NP to MF-4-H-NP citing the property's significance in the areas of architecture and historical associations. Vote: 4-0 (Limbacher and Myers ill; Roberts absent).

PLANNING COMMISSION ACTION: Recommended the proposed zoning change from MF-4-NP to MF-4-H-NP. Vote: 8-0 (Roark absent).

DEPARTMENT COMMENTS: The house is contributing to the Old West Austin National Register Historic District and is listed in the Comprehensive Cultural Resources Survey (1984) but without a priority for preservation.

CITY COUNCIL DATE: December 11, 2014

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: Old West Austin Neighborhood Association

BASIS FOR RECOMMENDATION:

Architecture:

One-and-a-half story, rectangular-plan, front-gabled stuccoed frame bungalow with a projecting front-gabled bay to the left of the front façade; partial-width inset porch on stuccoed plain square posts; flat arches with coved intrados; false half-timbering in the tympanum of the primary front gable; Craftsman-style front doors at right angles, both with a transom; single and paired 1:1 fenestration with 4:1 wood screens.

Historical Associations:

The house is located on property originally owned by Carl Wendlandt, who lived in the large house next door (1500 W. 9th Street, a city historic landmark). Wendlandt was a major developer in the city, and in 1910, he subdivided the parcel where this house was built. Wendlandt sold this property to Amil (or Amel or Emil) Nelson in September, 1911. Amel Nelson executed two mechanic's liens: one to R.G. Mueller, the trustee for W.S. Drake, the proprietor of Calcasieu Lumber Company, and the other to William H. Nelson, a carpenter and house contractor, in October and December, 1911 for the materials and labor for the construction of the house.

The builder, William Hardy Nelson (no relation to the property owner) was a Texas-born carpenter and house contractor. The 1909-10 and 1910-11 city directories list William H. Nelson as a carpenter, contractor, and builder. Business must have been good for William H. Nelson at the time he built this house – the 1912-13 city directory has a large, bold-print listing for him. Directories of the mid-1890s reveal that William H. Nelson had worked as a carpenter for George Fiegel (1895-96), a prominent carpenter, contractor, and builder, whose services also included building design.

Amil T. Nelson, the first owner of the property and the house, was born in Pennsylvania to Swedish-born parents. He appears in the 1900 U.S. Census as a servant for, and living in the house of Emerson Scarbrough, one of the city's leading merchants, who had a large department store (Scarbrough & Hicks, later E.M. Scarbrough & Sons, later Scarbrough's) at the corner of 6th Street and Congress Avenue. By 1902, he was working as a servant for, and living in the house of Robert L. Brown, the vice-president of City National Bank, who with his brother, J. Gordon Brown, were the proprietors of Brown Brothers, land mortgage bankers, with offices over the City National Bank at 614 Congress Avenue. Amil Nelson does not appear in the 1905 nor the 1906-07 city directories. He married Mary (or Marie) Dora (or Dorothy) Schmidt around 1906; the city directory of 1909-10 shows him as a machinist for the Walter Tips Foundry, and living at 402 E. 3rd Street, which the 1909-10 city directory and the 1910 U.S. Census confirm is the Schmidt family home. The census report shows that the household at 402 E. 3rd Street included Marie Schmidt, a widow, Amil and Marie Nelson, and Marie Schmidt's four other children: Frank Schmidt, 23, Carl Schmidt, 21, both salesmen in a cigar store; Wallie Schmidt, 19, and Marguerite Schmidt, 10, neither of whom had occupations. Amel Nelson was listed as a foundry machinist.

After living with Mary's mother and family for a few years, Amel and Mary bought this property and built this house. The 1912-13 city directory is the first to show Nelson at this address; previous directories showed him at his mother-in-law's house on E. 3rd Street. Amel Nelson's 1918 World War I draft registration card shows that he was born April 4, 1875, lived at 1502 W. 9th Street, was married to Mary D. Nelson, and was a machinist for the Tips Foundry and Machine Company. He was of medium height and medium build with brown eyes

and black hair, and had “no obvious defects” as recorded on his registration card. The 1920 and 1930 U.S. Census reports show Emil and Mary Nelson as the owners of this house. Emil was a machinist at the foundry or iron works. He worked as a machinist for the Tips Engine Works through the early 1930s. Amel Nelson died in Austin at the age of 57 in January, 1933. After Amel’s death, Mary Nelson continued to live in the house until her death in 1962. She was the daughter of German-born parents who had worked as tailors and dressmakers, and Mary herself had worked as a secretary for the State Tuberculosis Unit. In her later years, she became a professional masseuse. Among her clients were Lyndon and Lady Bird Johnson.

Around 1934, Mary Nelson created an apartment in the house for herself, and rented out the main section of the house for extra income. Her tenants included a book-keeper at a cotton exporter, a high school teacher, a salesman, and an inspector for the State Highway Department. Her brother, Frank Schmidt, a packer for the Walter Tips Company, a wholesale and retail hardware business, rented the house for several years in the late 1930s, and lived with Mary from the late 1930s through Mary’s death in 1962. Mary’s sister, Wallie Schmidt, a typist and office secretary, also rented the apartment from the early 1950s until Mary’s death. From the early 1950s through 1962, the house and apartment were occupied by Mary Nelson’s family members.

After her death in 1962, her siblings sold the property to Mary Alva Barnes, a widow, and her daughter, Florenda Barnes. Mary Alva Barnes was the widow of John C. Barnes, a Tennessee-born locksmith with his own shop. They appear in the 1930 U.S. Census as the renters of the house at 304 E. 11th Street in Austin. John C. Barnes was 59; Mary A. Barnes was 41, and had been born in Texas. She had no occupation listed. Their daughter, Florenda (noted in the census report as Bernadine), was 9. They had a roomer, Virginia Riffe, a 25-year old widow who was a waitress in a hotel. The 1940 U.S. Census shows John C. and Alva Barnes as the owners of the house at 500½ E. 10th Street in Austin, where they lived with their daughter Florenda B. Barnes. John C. Barnes was then 68, and listed as a locksmith with his own shop. Neither Alva nor Florenda Barnes had an occupation listed. Mary Alva and Florenda Barnes lived here until Mary’s death in 1977 in Hays County, Texas; Florenda Barnes lived here until her death in September, 1986.

Upon Florenda Barnes’ death, the house was sold to Thomas and Mary Mathey, who lived here until 2010. The Matheys renovated the first floor of the house and expanded the attic space into a master bed- and bathroom. The Matheys sold the house to the current owners.

PARCEL NO.: 0110020630

LEGAL DESCRIPTION: LOT 10 OLT 4 DIV Z WENDLANDTS

ESTIMATED ANNUAL TAX ABATEMENT: \$7,517 (owner-occupied); city portion: \$2,000 (capped).

APPRAISED VALUE: \$721,307

PRESENT USE: Single family residence.

CONDITION: Excellent.

PRESENT OWNERS:

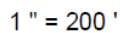
Bryan and Molly Bayerdorffer
1502 W. 9th Street
Austin, Texas 78703

DATE BUILT: ca. 1911

ALTERATIONS/ADDITIONS: Screened porch on the back.

ORIGINAL OWNER(S): Amil and Mary Dora Nelson (1911)

OTHER HISTORICAL DESIGNATIONS: Contributing to the Old West Austin National Register Historic District.



ZONING CASE#: C14H-2014-0012

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1502 W. 9th Street
ca. 1911



OCCUPANCY HISTORY

1502 W. 9th Street

City Directory Research, Austin History Center
By City Historic Preservation Office
October, 2014

2002	Thomas P. and Mary E. Mathey, owners No occupation listed
1992	Thomas P and Mary E. Mathey, owners Thomas: Analyst, State of Texas Mary: Employed by Association Management (not listed in the directory).
1985-86	Florenda B. Barnes, owner Retired
1981	Florenda B. Barnes, owner Retired
1977	Florenda B. Barnes, owner Retired
1973	Alva Barnes, owner Widow, John C. Barnes Retired Also listed is Florenda Barnes, no occupation stated. ½: Vacant
1968	Alva Barnes, owner Widow, John C. Barnes No occupation listed Also listed is Florenda Barnes, no occupation stated. ½: John and Charlotte Hardeman, renters Construction worker
1962	Carl W. and Helma Albrecht, renters Proprietor, Austin Radio and Sound Service ½: Mary Nelson, owner Widow, A.T. Nelson No occupation listed
1959	Wallie B. Schmidt, renter Office secretary, Capitol City Abstract Company (Karl H. Schmidt, proprietor), 305 W. 7 th Street. NOTE: Karl H. Schmidt was the brother of Wallie B. Schmidt and Mary D. Nelson. ½: Mary D. Nelson, owner Widow, A.T. Nelson No occupation listed

1955 Wallie B. Schmidt, renter
Employed by the Capitol City Abstract Company (Karl H. Schmidt, proprietor),
305 W. 7th Street.
NOTE: Karl H. Schmidt was the brother of Wallie B. Schmidt and Mary D.
Nelson.
½: Mary D. Nelson, owner
Widow, A.T. Nelson
No occupation listed

1952 Albert S. and Mary Meyer, renters
Chemist
Also listed is Albert S. Meyer, Jr., student at the University of Texas.
½: Mary D. Nelson, owner
Widow, A.T. Nelson
No occupation listed
NOTE: Wallie B. Schmidt was listed at 1500 W. 6th Street; she was a clerk for the
Milstead Company.

1949 Theo R. and Wanda Kruger, renters
Inspector, State Highway Department
½: Mary D. Nelson, owner
Widow, A.T. Nelson
No occupation listed

1947 Vacant
½: Mary Nelson, owner
Widow, Amel T. Nelson
No occupation listed

1944-45 Wanda A. Snow, renter
Clerk, State Unemployment Compensation Commission
½: Mary Nelson, owner
Widow, Amel T. Nelson
No occupation listed

1941 Carl W. and Mary A. Barfield, renters
Salesman, J.C. Penney, department store, 513-15 Congress Avenue.
½: Mary Nelson, owner
Widow, Amel T. Nelson
No occupation listed

1939 Eric J. and Ruby Mann, renters
Driver, Central Freight Lines, 401 Colorado Street.

Mary Nelson, owner
Widow, Amil T. Nelson
No occupation listed

1937 Frank J. and Inez. Konecny, renters
Teacher, Austin High School

	<p>Mary Nelson, owner Widow, Amel T. Nelson No occupation listed</p>
1935	<p>Carl and Eleanora Brockmann, renters Book-keeper, A. Lassberg & Company, cotton, 304½ E. 5th Street.</p> <p>Mary Nelson, owner Widow, Amel T. Nelson No occupation listed</p>
1932-33	<p>Amel T. and Mary Nelson, owners No occupation listed</p>
1930-31	<p>Amel T. and Mary Nelson, owners No occupation listed</p>
1929	<p>Amel T. and Mary Nelson, owners Machinist, Tips Engine Works, general foundry, machine shop, structural steel, 300 Crockett Street.</p>
1927	<p>Amel T. and Mary Nelson, owners Machinist, Tips Engine Works, general foundry, manufacturers of oil engines up to 200 horsepower, centrifugal pumps, all kinds of iron and brass castings, 300 Crockett Street.</p>
1924	<p>Amel T. and Mary Nelson, owners Machinist, Tips Engine Works, general foundry, manufacturers of oil engines up to 200 horsepower, centrifugal pumps, all kinds of iron and brass castings, 300 Crockett Street.</p>
1922	<p>Amiel E. [sic] and Mary Nelson, owners Machinist, Tips Foundry and Machine Company, general foundry and machine shop, manufacturers of oil engines up to 200 horsepower, centrifugal pumps, all kinds of iron and brass castings, 300 Crockett Street.</p>
1920	<p>Emil T. and Mary Nelson, owners Machinist, Tips Foundry and Machine Company, general foundry and machine shop, manufacturers of oil engines up to 200 horsepower, centrifugal pumps, all kinds of iron and brass castings, 300 Crockett Street.</p>
1918	<p>Emil T. and Mary Nelson, owners Machinist, Tips Foundry and Machine Company, general foundry and machine shop, manufacturers of gasoline and oil engines to 140 horsepower, centrifugal pumps, all kinds of iron and brass castings, 300 Crockett Street.</p>
1916	<p>Emil T. Nelson Machinist, Tips Foundry and Machine Company, general foundry and machine shop, manufacturers of gasoline and oil engines to 140 horsepower, centrifugal pumps, all kinds of iron and brass castings, 300 Crockett Street.</p>

- 1914 Emil T. Nelson
Machinist, Tips Foundry and Machine Company, general foundry and machine shop, manufacturers of gasoline engines to 90 horsepower, centrifugal pumps, all kinds of iron and brass castings, 300 Crockett Street.
- 1912-13 Emil T. Nelson
Machinist, Tips Foundry and Machine Company, general foundry and machine shop, manufacturers of gasoline engines to 90 horsepower, centrifugal pumps, all kinds of iron and brass castings, 300 Crockett Street.
- 1910-11 The address is not listed in the directory.
NOTE: Emil T. Nelson is listed as a machinist for the Tips Foundry and Machine Company; he lived at his mother-in-law's house at 402 E. 3rd Street.

WILLIAM H. NELSON.

William H. Nelson, aged 49 years, died at 4:30 o'clock yesterday afternoon. He is survived by his daughter, Mrs. W. A. Sittliff of Austin, and several sons and daughters living in the state. Woodmen of the World will conduct the services, which will be held Wednesday afternoon. Interment will be in Oakwood.

Obituary of William H. Nelson, the builder of the house
Austin American, December 18, 1917

A. T. NELSON

A. T. Nelson, 47, former employee of the Tips Engine works, died Sunday night in a local hospital. He is survived by his widow. Funeral services will be held Tuesday at 10 a. m. from the Thurlow B. Weed Funeral home.

Obituary of Amel T. Nelson
Austin American, January 23, 1933

AMEL T. NELSON

Funeral services for Amel T. Nelson, 57, who died Sunday night, will be held from the Thurlow Weed funeral home Tuesday at 10 a. m. The Rev. F. O. Linder will officiate, and burial will be in Oakwood cemetery.

Pallbearers will be Truman Stewart, Charles Thomas, Will and Sol Svenson, E. C. Stewart and Henry Wendlandt.

Mr. Nelson was a resident of Austin for many years, and for several years was connected with the Tips Engine works.

He is survived by his widow, Mrs. Marie Schmidt Nelson; three half-brothers, Oscar, Carl and Anton Nelson, all of near Hutto. Mr. Nelson is a brother-in-law of County Tax Collector Karl H. Schmidt, Frank G. Schmidt and Miss Wallie Schmidt, all of Austin, and Mrs. Ray Bowles of Houston.

Funeral notice for Amel T. Nelson
Austin American, January 24, 1933

MRS. A. T. (MARY) NELSON

Mrs. A. T. (Mary) Nelson, 87, of 1502 West 9th St. died at her home Tuesday. Mrs. Nelson was a member of the First English Lutheran Church and had been a lifelong resident of Austin.

Survivors include two brothers, Karl H. Schmidt, Frank G. Schmidt, both of Austin; two sisters, Miss Wallie B. Schmidt, of Austin, Mrs. Marguerite Bowles of Houston and a number of nieces and nephews.

The body is at Hytlin-Manor Funeral Home pending completion of funeral arrangements.

Obituary of Mary D. Nelson
Austin Statesman, November 20, 1962

MRS. A. T. (MARY) NELSON

Funeral services for Mrs. A. T. (Mary) Nelson, 77, of 1502 West Ninth Street, will be held at Hyltin-Manor Funeral Home Wednesday at 3 p.m. with Dr. Lewis P. Speaker officiating. Burial will be in Oakwood Cemetery.

Pallbearers will be Howard Ray Scott, Carl Albrecht, Lyle Hamner and Alton Rinn.

Funeral notice for Mary D. Nelson
Austin American, November 21, 1962

MRS. A. T. (MARY) NELSON

Funeral services for Mrs. A. T. (Mary) Nelson, 87, of 1502 West 9th Street, were held at 3 p.m. Wednesday at Hylton-Manor Funeral Home with Dr. Lewis P. Speaker officiating.

Pallbearers were Howard Ray Scott, Carl Albrecht, Lyle Hamner, and Alton Rinn. Burial was in Oakwood Cemetery.

Funeral story for Mary D. Nelson
Austin Statesman, November 21, 1962

BARNES, Mary Alva, 88, 1502 W. 9th St., died Monday. Services 2 p.m. Wednesday at Cook-Walden Funeral Home. Survivors include her daughter, Florenda B. Barnes of Austin.

Obituary of Mary Alva Barnes
Austin American-Statesman, August 23, 1977

BARNES, Florenda B., 65, of Tuesday.

Private services 10 a.m. Saturday at Capital Memorial Gardens. (Cook-Walden/Lamar)

Obituary of Florenda Barnes
Austin American-Statesman, September 12, 1986

Old West Austin Neighborhood Association

October 9, 2014

Historic Landmark Commission
City of Austin

Re: C14H-2014-0012; Historic Zoning Application; 1502 W. 9th Street

Dear Members,

Please accept this letter, on behalf of Old West Austin Neighborhood Association ("OWANA"), as support for the application of Bryan Bayerdorffer for the historic zoning of the Mary Nelson House located at 1502 W. 9th Street. Constructed in 1911, the Mary Nelson House is a classic Craftsman-style bungalow and was identified by OWANA as a contributing structure to the West Line National Register Historic District. The original architectural and design details of the home have been preserved and the structure contributes to the distinctive character of the Old West Austin neighborhood.

By unanimous vote on October 6, 2014, the Steering Committee of the OWANA voted to support the historic zoning of the Mary Nelson House.



Paul Seals, Chair
OWANA Steering Committee

F.(9) Historical Narrative

This lot was platted in 1910 by Austin real estate mogul **Carl W. Wendlandt** as one of twelve lots in the Wendlandt subdivision(1). It was first purchased by **Amil T. Nelson (a.k.a Emil)**, soon after he began working as a machinist for Walter Tips Foundry and Machine Co. at Baylor St. and West 3rd St.(2) He paid \$750 in cash for the lot; the assessed value, according to the City Lot Register from 1909-1910, was \$1000(3).

Amil was the son of Swedish immigrants, Peter and Nellie Nelson, who owned a farm in rural Travis County(4). The 1900 Census states that Amil was a servant for **Emerson Scarborough** at 2612 Whitis Ave. In the 1903 Austin City Directory, Nelson works as a servant for **Robert L. Brown**, Vice President of City National Bank, at his residence at 2001 University Ave. Amil married his wife, **Mary Dora Schmidt**, around the same year he purchased the lot. Mary was the daughter of German immigrants Franz and Marie Schmidt(5), who owned and worked as tailor and dressmaker at the Lone Star Pants Co. at 817 Red River(6). Before marriage, Mary worked as a secretary for the State Tuberculosis Commission of the State Board of Health(7).

In 1911, Amil and Mary paid contractor **William H. Nelson** \$1250 to build a single story, frame house(8). William was an independent contractor, who had previously worked for notable architects **Henry Loughry** and **George Fiegel**(9). The house is a classic Craftsman style bungalow, built in the middle of a deep, upwards inclining lot. Later in 1911, Amil and Mary took out a loan of \$550 against the house(10).

It's unclear as to what improvements were made to the house during the period it was owned by the Nelsons. The only city permits issued for this house before 1984 were for a sewer tap in 1919, a water tap in 1935, and another sewer tap in 1942(11). However, the 1935 Sanborn Fire Map, compared to the previous Sanborn map from 1922, indicates that an addition was made to the back of the house, and two small outbuildings were erected at the back of the lot, where the alley was once accessible by car. The 1935 Sanborn map notes two addresses on the same lot (1502 and 1502 ½), but it is not clear how the two units were divided. The City Lot Register shows the assessed value of the property doubled in 1935, from \$4465 the previous year, to \$8815. Seeing as Amil passed away in 1933, it's likely the addition was made a few years prior to when the value was re-assessed by the tax appraiser.

After the passing of her husband, **Mary Nelson** began to rent out the main part of the house. She likely lived in the southwest corner of the house, where there is a separate entrance from the front porch. The 1940 Census lists Mary at 1502 ½ W. 9th St., along with her brother Frank, who was employed as a shipping clerk for a hardware store at the time. At that time the main house was rented to Carl W. Barfield and his family. This included his wife Mary, their two young sons Gilbert and Carl, and an 18 year old boarder named Hattie Daugherty. Gilbert Barfield is still living, and he recalls that Hattie was his nanny, and she also attended the University of Texas. His step-father, Carl, worked as a grocery salesman at Sears, and was later promoted to manager, relocating the family to Dallas. Gilbert and his brother attended Mathews Elementary School. He recalls they had a victory garden in the backyard, and he would ride the city bus for five cents one-way.

Mary Nelson had several siblings, nieces, and nephews who lived in Austin and visited her home often. According to her family descendants, Mary Nelson was a trained masseuse, and would treat clients in her home. Mary Nelson's nephew, Reverend Raymond Ernest Bowles of St. John's Lutheran Church in Galveston, reports that on several occasions Mary had the honor of treating **Mr. and Mrs. Lyndon B. Johnson**. This would have been during the time LBJ was serving as representative for Texas's 10th Congressional district, from 1937 to 1949.

Mary Nelson passed away at her home in November of 1962. Her obituary states that she was a member of the First English Lutheran Church at 3001 Whitis Avenue. She is buried next to her husband in Oakwood Cemetery, along with her parents and siblings. Mary Nelson's estate went to her siblings, who sold the house in 1963. The siblings sold the home to an elderly widow, Mary "Alva" Barnes, and her daughter, Florenda Barnes(12).

Mary Alva's husband, John C. Barnes, was a locksmith, and passed away sometime in the late 1950s (13). Both were life-long residents of Austin. Their daughter, Florenda Bernadine Barnes, served in the Women's Army Corps in World War II(14). She attended the University of Texas after the war, but her later occupation is unknown(15). Mary Alva and Florenda continued to rent out part of the house, just as Mary Nelson had done.

After Florenda passed away in 1986, the house was purchased by Thomas and Mary Mathey, who took excellent care of the home for over 20 years. The Matheys renovated the first floor, and expanded the attic space into a master bed and bath. The original architectural and design details of the home have been preserved, such as the craftsman style doors, windows and trim, the wide front porch, and gable roof. The original cast-metal, art nouveau ceiling lights remain hanging in the home.

1502 West 9th Street deserves historic landmark status because it is a well-preserved example of period architecture, is associated with a historically significant person, and its history exemplifies middle class life in Austin in the early to mid 20th century.

Historic Landmark Criteria:

(i) Architecture

Early 20th-century (ca. 1915) craftsman-style bungalow with scalloped front-gable brackets, front porch archways, exterior and interior transom windows, and stucco facade with wood banding.

(ii) Historical Associations

Private visits by US Rep Lyndon Baines Johnson and his wife Mrs. Ladybird Johnson.

(iv) Community Value

This property is listed as a contributing structure to the **West Line National Register Historic District**. The original owner, Emil T. Nelson, is mentioned in the National Register of Historic Places Registration Form (16) made by the Old West Austin Neighborhood Association. It is one of the early residences that give Old West Austin its distinctive character.

F.(3) Biographical data

See attachments

F.(4) Historically Significant Events

US Rep Lyndon Baines Johnson and his wife Mrs. Ladybird Johnson were clients of Mary Nelson (resident owner 1912 - 1962), a professional masseuse, and visited the home for private treatment (see narrative).

F.(6) Architect/Builder

Built by William H. Nelson, associated with architects Henry Loughry and George Fiegel.

References

1. Plat Records of Travis County, Plat Book No. 2, Page 216
 2. Travis County Deed Records, Vol. 247, pp.322-323
 3. City Lot Register
 - 4,5. 1900 U.S. Census
 - 6,7,9,13,15. Austin City Directories
 8. Travis County Deed Records, Vol. 248, pp. 389-391
 10. Travis County Deed Records, Vol. 250, pp. 30-32
 11. City Permit Records
 12. Travis County Deed Records, Vol. 2712, pp. 341-342
 14. U.S. World War II Army Enlistment Records, 1938-1946
 16. United States Department of the Interior National Park Service, National Register of Historic Places Registration Form, West Line National Register Historic District, p. 65
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F.(2) Occupants listed in the Austin city directories at the Austin History Center

1502 W. 9th Street:

2013	Bryan and Molly Bayerdorffer (owners)
2012	Bryan and Molly Bayerdorffer (owners)
2011	Address unlisted
2010	Thomas P. and Mary E. Mathey (owners)
2009	Thomas P. and Mary E. Mathey (owners)
2008	Thomas P. and Mary E. Mathey (owners)
2007	Thomas P. and Mary E. Mathey (owners)
2006	Thomas P. and Mary E. Mathey (owners)
2005	Thomas P. and Mary E. Mathey (owners)
2003	Thomas P. and Mary E. Mathey (owners)
2002	Thomas P. and Mary E. Mathey (owners)
2000	Thomas P. and Mary E. Mathey (owners)
1997	Thomas P. and Mary E. Mathey (owners)
1996	Thomas P. and Mary E. Mathey (owners)
1992	Thomas P. and Mary E. Mathey (owners)
1990	Thomas P. and Mary E. Mathey (owners)
1988	Thomas P. and Mary E. Mathey (owners)
1987	Thomas P. and Mary E. Mathey (owners)
1985	Florenda B. Barnes (owner)
1984	Florenda B. Barnes (owner)
1983	Florenda B. Barnes (owner)
1981	Florenda B. Barnes (owner)
1980	Florenda B. Barnes (owner)



1979	Florenda B. Barnes (owner)
1978	Florenda B. Barnes (owner)
1977	Florenda B. Barnes (owner)
1976	Florenda B. Barnes (owner)
1975	Florenda B. Barnes (owner)
1974	Mary Alva Barnes (Wid. John C. Barnes) (owner) Florenda Barnes (occupant)
1973	Mary Alva Barnes (owner) Florenda Barnes (occupant)
1972	Mary Alva Barnes (owner) Florenda Barnes (occupant)
1971	Mary Alva Barnes (owner) Florenda Barnes (occupant)
1970	Mary Alva Barnes (owner) Florenda Barnes (occupant)
1969	Mary Alva Barnes (owner) Florenda Barnes (occupant)
1968	Mary Alva Barnes (owner) Florenda Barnes (occupant)
1967	Mary Alva Barnes (owner) Florenda Barnes (occupant)
1966	Mary Alva Barnes (Wid. John C. Barnes) (owner) Florenda Barnes (occupant)
1965	W. C. Crouch (tenant)
1964	Vacant
1963	Vacant
1962	Carl W. Albrecht (Helma), Proprietors of Austin Radio and Sound Service, 512 Neches St. (tenants)
1961	Wallie B. Schmidt
1960	Wallie B. Schmidt



1959	Wallie B. Schmidt, office secretary Capitol City Abstract Co. (tenant)
1958	Wallie B. Schmidt, office secretary Capitol City Abstract Co. (tenant)
1957	Wallie B. Schmidt, office secretary Capitol City Abstract Co. (tenant)
1955	Wallie B. Schmidt, employee Capitol City Abstract Co. (tenant)
1954	Wallie B. Schmidt, typist Milstead Co. (tenant)
1953	Wallie B. Schmidt, typist Milstead Co. (tenant)
1952	Albert S. Meyer (Mary), chemist (tenants) Albert S. Meyer Jr., University of Texas student (tenant)
1949	Theo R. Kruger (Wanda), Inspector for the State Highway Department (tenants)
1947	Vacant
1944	Wanda A. Snow, clerk at State Unemployment Compensation Commission (tenant)
1942	Carl Barfield (Mary), salesman (tenants)
1941	Carl Barfield (Mary), salesman (tenants)
1940	Carl Barfield (Mary), salesman (tenants)
1939	Eric J. Mann (Ruby), driver for Central F.L. Inc. (tenants) Mrs. Mary Nelson (owner) Frank Schmidt, packer Walter Tips Co. (tenant, Mary Nelson's brother)
1937	Frank J. Konecny (Inez), teacher at Austin High School (tenants) Mrs. Mary Nelson (owner) Frank Schmidt, packer Walter Tips Co. (tenant)
1935	Carl Brockmann (Eleanora), bookkeeper at A. Lassberg and Co. (tenants) Mrs. Mary Nelson (owner)
1932	Amel T. Nelson (Mary), (owner)
1930	Amiel T. Nelson (Mary), Machinist Tips Engine Works (owners)
1929	Amiel(sic) T. Nelson (Mary), (owners)
1927	Amel T. Nelson (Mary), (owners)

1924	Amel(sic) T. Nelson (Mary), Machinist Tips Engine Works (owners)
1922	A. T. Nelson (Mary), (owners)
1920	Emil T. Nelson (Mary), (owners)
1918	Emil T. Nelson (Mary), (owners)
1916	Emil T. Nelson (Mary), (owners)
1914	Emil T. Nelson (Mary), (owners)
1912	Emil T. Nelson (Mary), Machinist Tips Foundry and Machine Company (owners)
1910	Address unlisted

1502 ½ W. 9th Street:

1984	Chas O Choa (Charles Ochoa) (tenant)
1983	Chas O Choa (tenant)
1981	Chas O Choa (tenant)
1980	Chas Arcola (tenant)
1979	Chas Arcola (Charles Ochoa) (tenant)
1978	"No Answer"
1977	"No Answer"
1976	Michael Buitron (tenant)
1975	"No Answer"
1974	Ron Bates (tenant)
1973	Vacant
1972	Jake Pierson (tenant)
1971	Ken Sweeny (tenant)
1970	Phyllis Farmer, University of Texas student (tenant)



1969	S. K. Sweeny (tenant)
1968	John Hardeman (Izetta), repairman for Holy Cross Hospital (tenants)
1967	C.T. Toole (tenant)
1965	Fidel Gutierrez (tenant)
1963	Mae B. Johnston (tenant)
1962	Mary D. Nelson (owner) Frank G. Schmidt (tenant, Mary Nelson's brother)
1960	Mary D. Nelson (owner) Frank G. Schmidt (tenant)
1959	Mary D. Nelson (owner) Frank G. Schmidt (tenant)
1958	Mary D. Nelson (owner) Frank G. Schmidt (tenant)
1957	Mary D. Nelson (owner) Frank G. Schmidt (tenant)
1955	Mary D. Nelson (owner) Frank G. Schmidt (tenant)
1954	Mary D. Nelson (owner) Frank G. Schmidt (tenant)
1953	Mary D. Nelson (owner) Frank G. Schmidt (tenant)
1952	Mary D. Nelson (owner) Frank G. Schmidt (tenant)
1949	Mary D. Nelson (owner) Frank G. Schmidt (tenant)
1947	Mary D. Nelson (owner) Frank G. Schmidt (tenant)
1944	Mary D. Nelson (owner) Frank G. Schmidt (tenant)
1942	Mary D. Nelson (owner) Frank G. Schmidt, packer Walter Tips Co. (tenant)



1941	Mary D. Nelson (owner) Frank G. Schmidt, packer Walter Tips Co. (tenant)
1940	Mary D. Nelson (owner) Frank G. Schmidt, packer Walter Tips Co. (tenant)

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14H-2014-0012

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: December 11, 2014, City Council

VERYAN THOMPSON
Your Name (please print)

<input checked="" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

713 OAKLAND AVE
Your address(es) affected by this application

Veyan Thompson
Signature

11/25/14
Date

Daytime Telephone: 512-477-3343

Comments: Too many buildings/houses that
contribute to the historic nature of this
neighborhood have been demolished so I
am in favor of this zoning change.

If you use this form to comment, it may be returned to: **PDRD/CHPO**
City of Austin
Planning & Development Review Department
Steve Sadowsky
P. O. Box 1088
Austin, TX 78767-8810
DEC 03 2014

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
<http://www.austintexas.gov/development>.

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Case Number: C14H-2014-0012

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: December 11, 2014, City Council

CRB6 7210 MP500
Your Name (please print)

713 OAKLAND, APT A AUSTIN TX 78703
Your address(es) affected by this application

☒ I am in favor
☐ I object

Signature

Date

Daytime Telephone:

Comments:

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Steve Sadowsky

P. O. Box 1088

Austin, TX 78767-8810

PDRD/CHPO

DEC 03 2014