

Save Littlefield House

Preservation of Littlefield House & Dabney Horne House

Proposed Plan to Save Littlefield House

Preserving Historic Context of
Dabney Horne House & Clyde Littlefield House

Dabney Horne House
901 Shoal Cliff

Littlefield House
903 Shoal Cliff



How to save Clyde Littlefield House from Demolition

- Planning Commission voted 4-3 In Favor of Demolishing the Clyde Littlefield House located at 903 Shoal Cliff.
- City Council will hear the Demolition Case of the Clyde Littlefield House on October 8th 2015. Most likely the City Council will vote to Demolish the Clyde Littlefield House.
- The Following Slides will demonstrate our plan to SAVE The Clyde Littlefield House at 903 Shoal Cliff and Preserve 2 Historic Homes.

Clyde Littlefield House

903 Shoal Cliff



Create and Preserve Historic Context

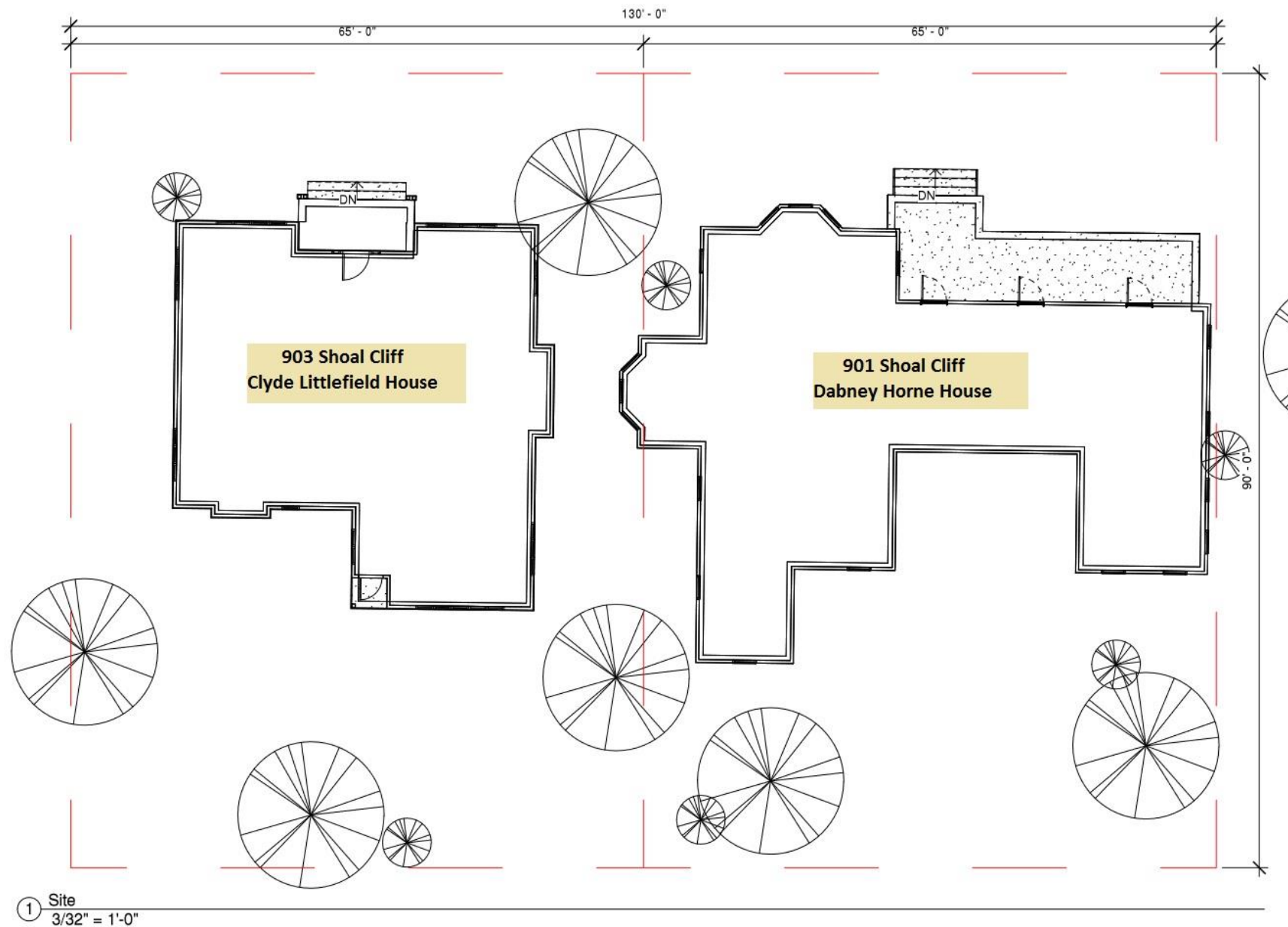
Dabney Horne House
901 Shoal Cliff

Littlefield House
903 Shoal Cliff



Move Dabney Horne House to 901 Shoal Cliff

- The City of Austin has already approved a Demolition Permit for 901 Shoal Cliff.
- Our Plan is to replace the home at 901 Shoal Cliff which had zero historic significance with the Dabney Horne House currently located at 507 W. 23rd Street.
- Our goal is to preserve the context of the Dabney Horne House since it is soon to be taken completely out of context due the Site Plan Permit just issued on the 175” Development adjacent to the property.



If We Do Nothing?

- If you do not vote to relocate the Dabney Horne House and Preserve the Clyde Littlefield House what will happen?
- It is likely The City Council will vote to approve a demolition permit on Oct 8th to the current landowner of the Littlefield House
- No Context – A 175' Tower has an APPROVED SITE PLAN directly behind the Dabney Horne House.
- Property Taxes have already increased significantly because of the UNO 175 zoning for the Dabney Horne House and will continue to rise making it no longer affordable to keep up with the property.
- The owners of the Dabney Horne House have already invested several hundred thousand dollars in trying to preserve the character of the property which will be minimized if dwarfed by a high rise.

Out of Context

Future of Dabney Horne House

If We Do Not Approve Relocation

Approved Site Plan & Building

Dabney Horne House



Examples of Poor Historical Context Preservation in Austin

Travis County – 11th & Nueces



Historic Home – Adjacent Office & High Rise



Houghton Carriage House

1111 Guadalupe Street



There is Precedent Of The Landmark Commission Relocating Historic Homes to Preserve and Protect Historic Context

There are several examples of Historic Preservation where The City of Austin has granted a Certificate of Appropriateness and a Historic House was preserved in an area of Austin where it would have a better context and have a much better chance of being preserved for a much longer period of time.

Dr. Robert Lee Moore

“R.L. Moore House”



Historic House Rescued From Demolition

R.L. Moore House – Moved in 2000

900 W. 23rd Street

Original Location



2303 Rio Grande Street

Current Location



Roy L. Thomas House

Historic Landmark House

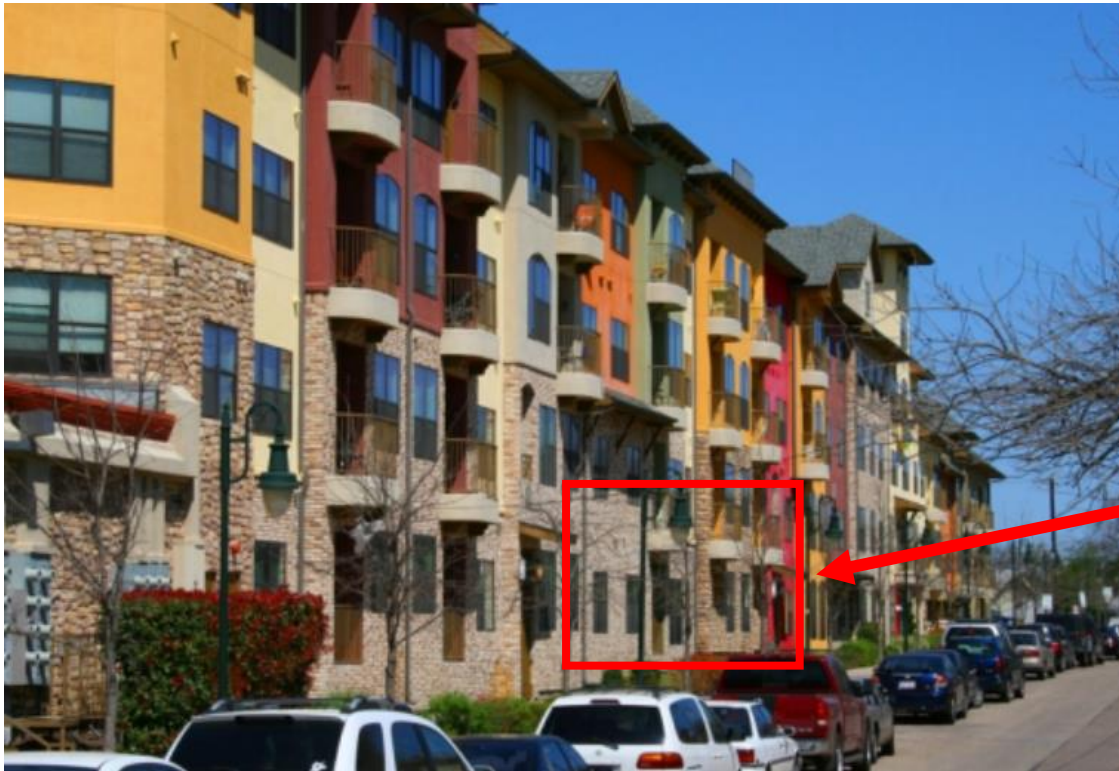


Historic House Rescued From Demolition

Roy L. Thomas House Move

2812 Hemphill Park

Original Location



1510 San Antonio Street

Current Location

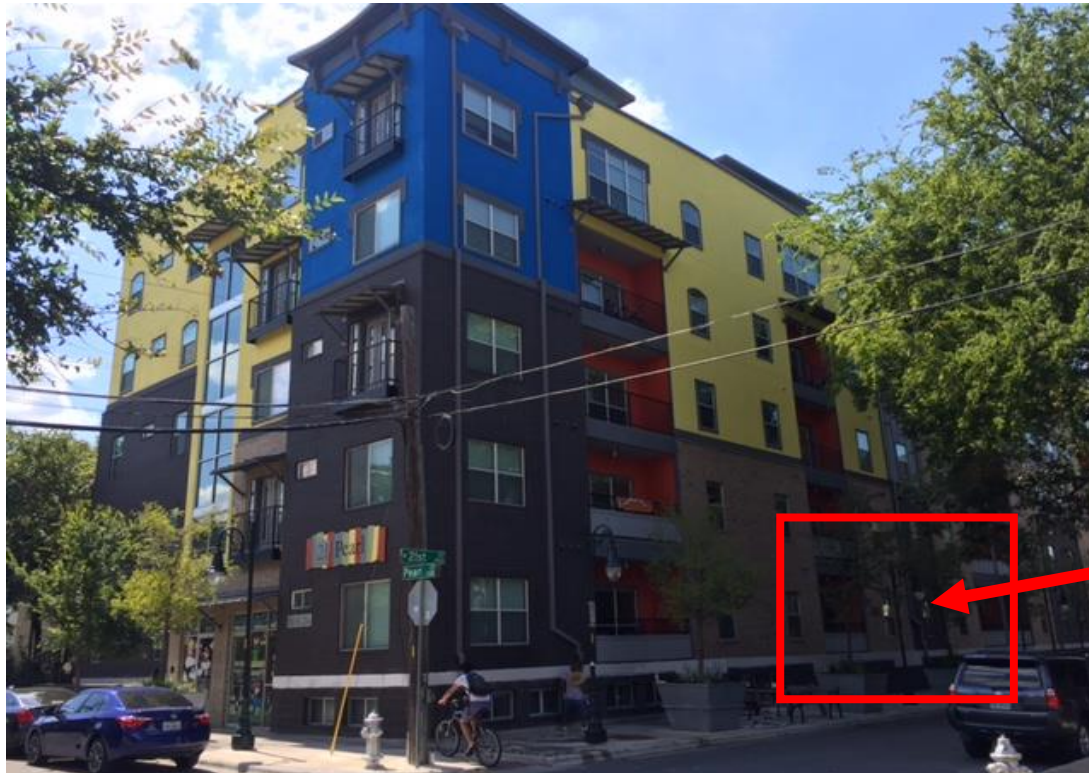


West Campus House Rescued From Demolition

302 W. 44th Street

905 W. 21st Street

Original Location



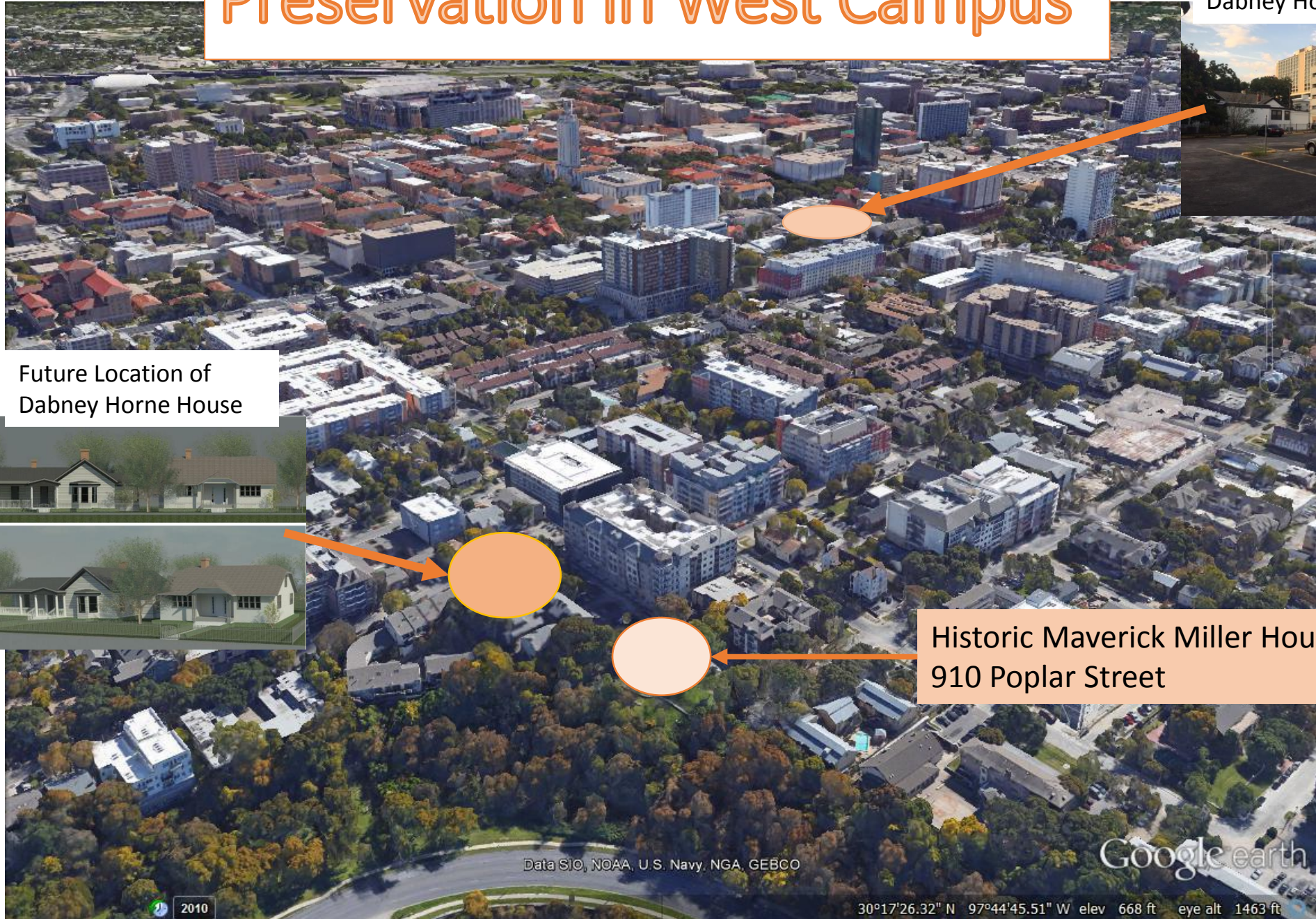
302 W. 44th Street

Current Location



Preservation in West Campus

Current Location of
Dabney Horne House



Future Location of
Dabney Horne House



Historic Maverick Miller House
910 Poplar Street

Data SIO, NOAA, U.S. Navy, NGA, GEBCO

Google earth

2010

30°17'26.32" N 97°44'45.51" W elev 668 ft eye alt 1463 ft

Current Location



Current Location



Why Move Dabney Horne House?

- If we do not move the Dabney Horne House we will lose context within the next 12 months due to the Site Plan Approval of the Student Housing Apartment Tower that is going to be constructed starting in the next 6 months.
- If we are allowed to relocate Dabney Horne House we can help Save The Littlefield House
- We will preserve the Dabney Horne House in a much lower density section of the UNO which means less property tax value and the more likely the house can be maintained throughout the years.

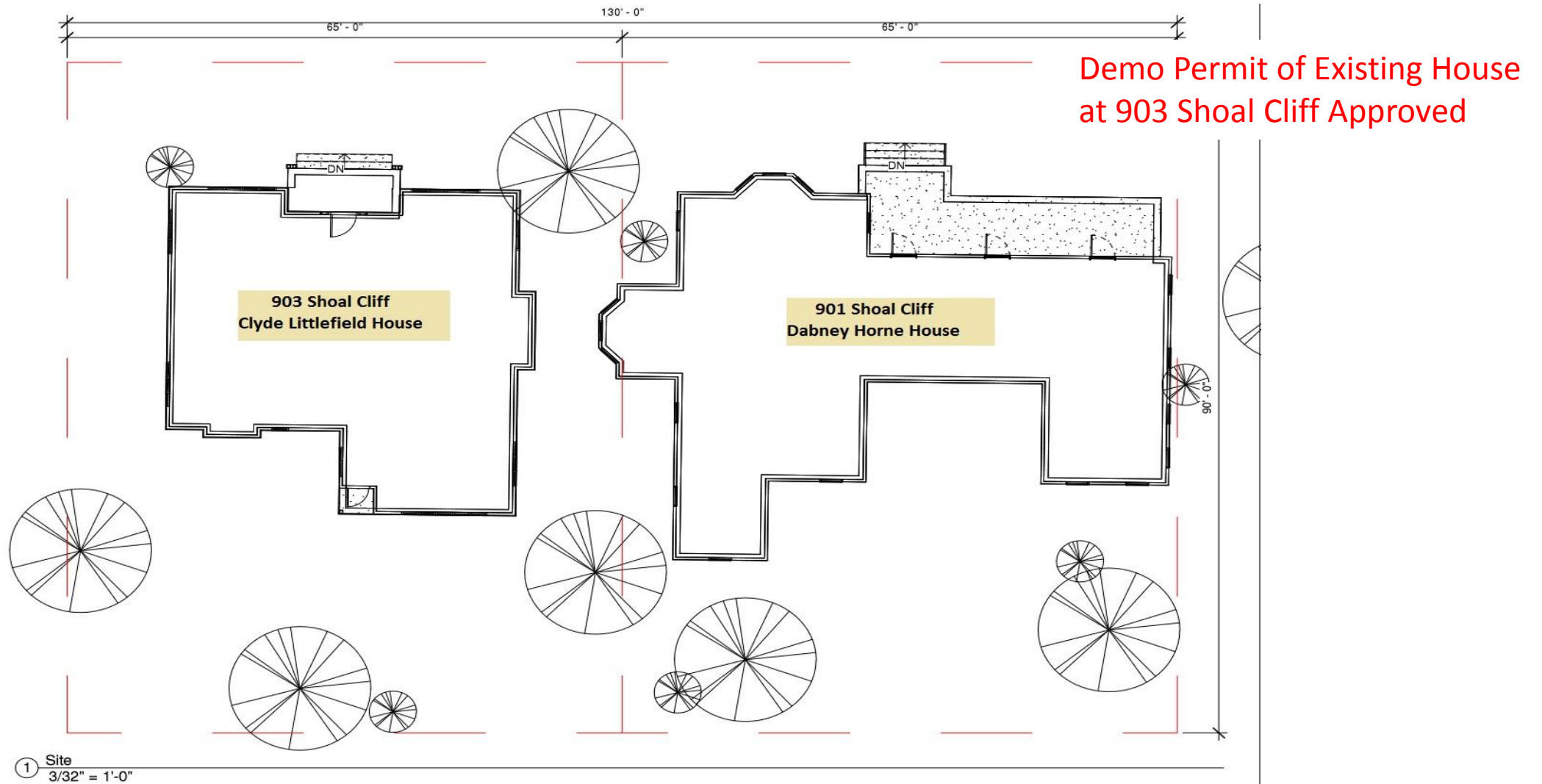
Moving Dabney Horne House

Moving from 507 W. 23rd St to 903 Shoal Cliff



Future Site Plan – Historic Preservation

901 Shoal Cliff (Dabney Horne House) & 903 Shoal Cliff (Clyde Littlefield House)



Which Plan Is Better for Preservation?

Plan A (CORRECT)



Plan B



Historic Preservation Wins

Win (City of Austin) – **Win** (Neighborhood) – **Win** (Land Owner)



Exhibit - A About Colonel Dabney



HAMPDEN-SYDNEY COLLEGE

September 2, 1994

OFFICE OF THE CHAPLAIN

Mr. George H. Mitchell
President, University Cooperative Society
Box 7520
Austin, TX 78713

Dear Mr. Mitchell,

I saw your appeal on page 11 of the current issue of "The Civil War News," and suffice it to say that I am the person for whom you are looking, in that I probably know more about Robert Lewis Dabney than any human being now alive, including his Texas great-grandson.

I will not bother to write down the data you perhaps want, but I will enclose some photocopies to show you the sort of things I have.

I am the pastor of the campus Presbyterian church that he designed, when he was one of my predecessors here. For 30 years he was the professor of theology at the Presbyterian seminary then located here on our college campus. He is buried - in his Confederate uniform - quite closeby on this campus. Our campus also has an elegant Italianate house that he designed. I am intimately acquainted with three other Virginia church buildings that he designed, and two other Dabney houses in the Virginia mountains.

We have an oil portrait of him in our college museum, and Union Theological Seminary in Richmond has another oil portrait of him. When I graduated from the seminary in 1961, I was awarded its "Robert Lewis Dabney Fellowship."

Each Sunday I preach behind a huge pulpit that he designed. I am enclosing a few photograph copies that are in a standard biography of him that you can undoubtedly find in the Austin Seminary library. It's *The Life and Letters of Robert Lewis Dabney*, by Thomas C. Johnson. Dabney was chief-of-staff to Jackson during five months of 1862, during the Valley Campaign and the Seven Days Campaign. He wrote the first biography of Stonewall Jackson, at Mrs. Jackson's personal request and with her assistance.

Let me also refer you to the Rev. Jerry Tompkins, 702 Rio Grande Avenue, there in Austin. His wife Marcia is a Dabney descendant, and some years back when they lived there in Austin, Jerry and Marcia tried to buy your building. I think he has some Dabney materials, but I can assure you that I have files and files on him, and I will be glad to answer any specific written inquiries or a telephone inquiry.

Page 2

Mr. George H. Mitchell
September 2, 1994

Dr. Dabney was colorful and quite central to the Stonewall Jackson drama, but the plain facts are that he was not a sympathetic or lovable person. He was exceedingly inflexible, a terrible, terrible racist, and an irascible, unreconstructed Rebel to the end. Despite his honorable seminary teaching career of thirty years, by 1883 he had become an embarrassment to the seminary, and its board was relieved when he went to Austin in search of a healthier climate. He died there in 1898 as a blind, incontinent opium addict.

Sincerely yours,

William E. Thompson
College Chaplain

WET/mjm

Enclosure