

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2016-0112

HLC DATE:

October 24, 2016

PC DATE:

APPLICANTS: Hahtaab Partners, Ltd., owners

HISTORIC NAME: Owings-Allen-Miller House

WATERSHED: Lady Bird Lake

ADDRESS OF PROPOSED ZONING CHANGE: 1405 E. Cesar Chavez Street

ZONING FROM: CS-MU-CO-NP to CS-MU-CO-H-NP

SUMMARY STAFF RECOMMENDATION: Staff recommends the proposed zoning change from commercial services, mixed-use, conditional overlay, neighborhood plan (CS-MU-CO-NP) combining district zoning to commercial services, mixed-use, conditional overlay, Historic Landmark, neighborhood plan (CS-MU-CO-H-NP) combining district zoning.

QUALIFICATIONS FOR LANDMARK DESIGNATION:

Architecture and historic associations.

HISTORIC LANDMARK COMMISSION ACTION:

PLANNING COMMISSION ACTION:

DEPARTMENT COMMENTS: The house is listed in the East Austin Historic Resources Survey (1980), indicating its significance.

CITY COUNCIL DATE:

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION:

East Cesar Chavez Neighborhood Association

BASIS FOR RECOMMENDATION:

Architecture:

The ca. 1891 house is an excellent example of vernacular Victorian residential architecture. It is a one-story, wing-and-gable plan, hipped-roof frame house with a partial-width independent porch and a projecting front-gabled bay with cutaway corners and fishscale imbrication in the tympanum of the gable. The house has its original windows, which are 2:2 in a vertical configuration; sidelights and a transom frame the doorway. The house originally had a wraparound porch on the east side that has since been in-filled.

Historical Associations:

The house was built around 1891, and was the home of Richard S. and Clara Owings until around 1913. Richard S. Owings was born in South Carolina, and was living in Austin in 1886, when he worked as a laborer on the State Capitol. He then moved to Los Angeles, California in 1888; he is registered to vote there, and is listed as a laborer. He was back in

Austin by the early 1890s and was working for Marshall, Holman and Company, which had a club room at 601 Congress Avenue, but his true vocation was as a carpenter, the trade which he listed as his occupation in city directories for all the time that he and his wife Clara lived in this house. They eventually moved out to the country to a dairy farm in the Ridgetop Annex.

The house was occupied by Edgar Aldridge, an engineer for the Houston and Texas Central Railroad in the mid-1910s, then owned and occupied by a widow, Dora Allen, from around 1915 to around 1921. Dora Allen moved to San Antonio around 1925 and died there in 1936.

The house was a rental property in the early- to mid-1930s, before being purchased by Edward C. and Hermina Miller, who lived here until he died in 1958. Edward C. Miller was born in Wisconsin to German-born parents, and had moved to the Rio Grande Valley prior to 1920, where he farmed. The 1920 U.S. Census shows Edward C. and Hermina Miller living on a rented farm near Harlingen. By 1930, they had moved into Harlingen, where they owned their house. Edward C. Miller did not list his occupation in the 1930 U.S. Census. Their children were engaged in various trades, including a book-keeper, a restaurant cashier, and a worker at a filling station. They moved to Austin around 1933, but never had an occupation shown in the city directories while they lived in this house. According to the 1940 U.S. Census, they had roomers in the house: a laborer at Marshall Ford Dam, and his wife, who worked as a waitress in a café. Hermina Miller died in 1949, and Edward C. Miller continued to live in this house until his death in 1958. His death certificate shows that he was a farmer who was also engaged in real estate.

Edward C. and Hermina Miller's son, Franklin E. Miller, is listed as the owner and occupant of the house in the 1959 city directory. He lived here with his wife Frances for a few years in the late 1950s and early 1960s. He was the proprietor of the PM Drug Store in the 1100 block of E. 6th Street. The house has been a rental property since the early 1960s. The current owners recently purchased the property and have received approval from the Historic Landmark Commission for restoration of the house with the goal of its preservation.

The house is an extraordinary example of its architectural type and retains a remarkable degree of integrity. It is significant for its architecture, and as a portrayal of middle-class life in East Austin at the turn of the 20th century and beyond.

PARCEL NO.: 0202051303

LEGAL DESCRIPTION: LOT 3 BLK 1 OLT 34&46 DIV O WELCH SUBD

ESTIMATED ANNUAL TAX ABATEMENT: \$2,673 (income-producing) city portion: \$742.

APPRAISED VALUE: \$599,289

PRESENT USE: Undergoing restoration.

CONDITION: Good

PRESENT OWNERS:

Haahtaab Partners, Ltd.
4709 Rockcliff Road
Austin, Texas 78746

DATE BUILT: ca. 1891

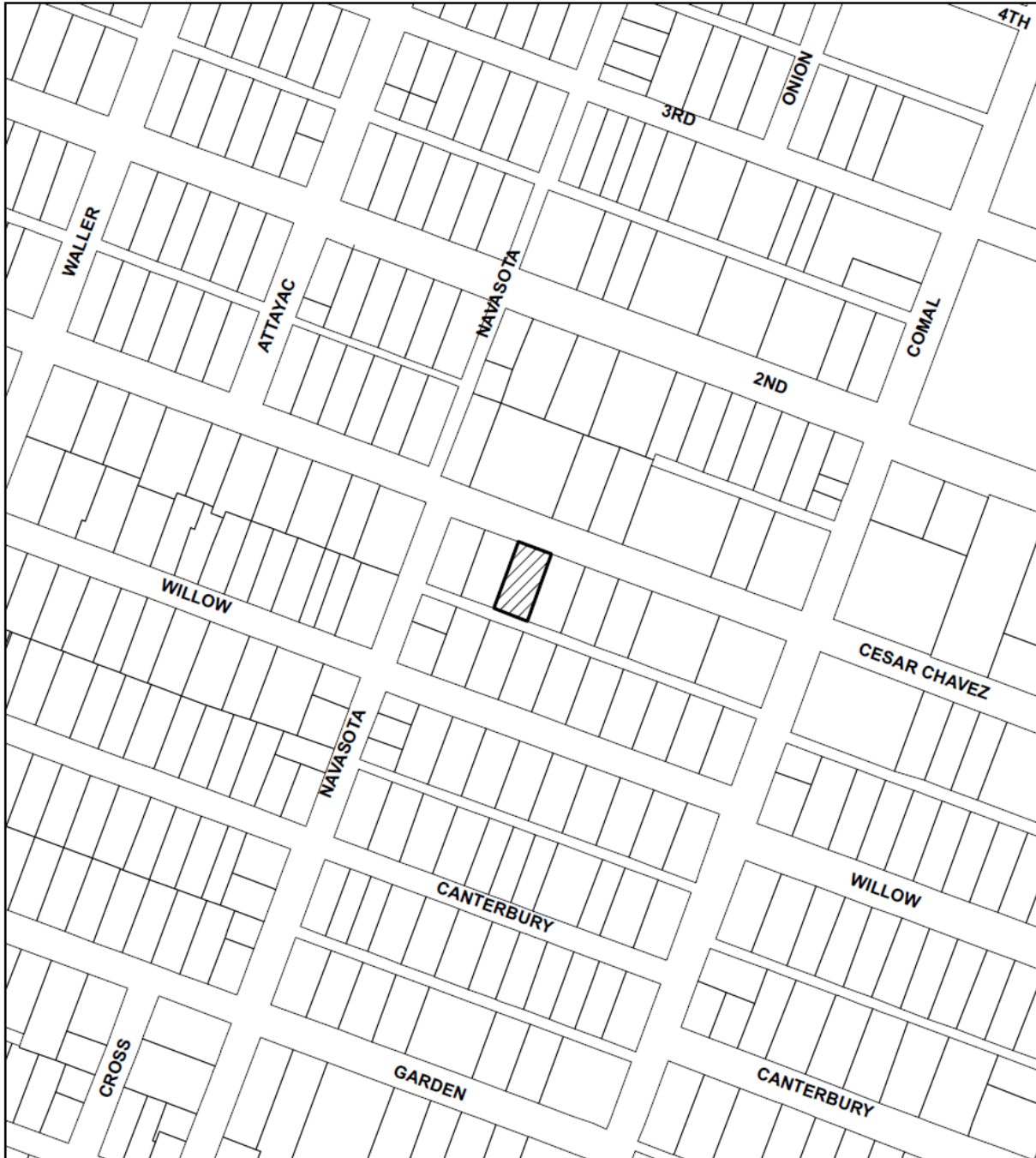
ALTERATIONS/ADDITIONS: The original wraparound porch was infilled at an unknown date; the house is currently being restored.





ORIGINAL OWNER(S):

Richard S. and Clara Owings (1891)

OTHER HISTORICAL DESIGNATIONS: None.

LOCATION MAP



-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: C14H-2016-0112
1405 CESAR CHAVEZ ST



1" = 208'

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