

ZONING CHANGE REVIEW SHEET**CASE NUMBER:** C14H-2016-0112**HLC DATE:**

October 24, 2016

PC DATE:

November 8, 2016

APPLICANTS: Haahtaab 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: Recommended the proposed zoning change from CS-MU-CO-NP to CS-MU-CO-H-NP. Vote: 6-2 (Panju and Papavasiliou opposed).

PLANNING COMMISSION ACTION:

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

CITY COUNCIL DATE: December 8, 2016**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:

Haaktaab Partners, Ltd.
4709 Rockcliff Road

Austin, Texas 78746

DATE BUILT: ca. 1891

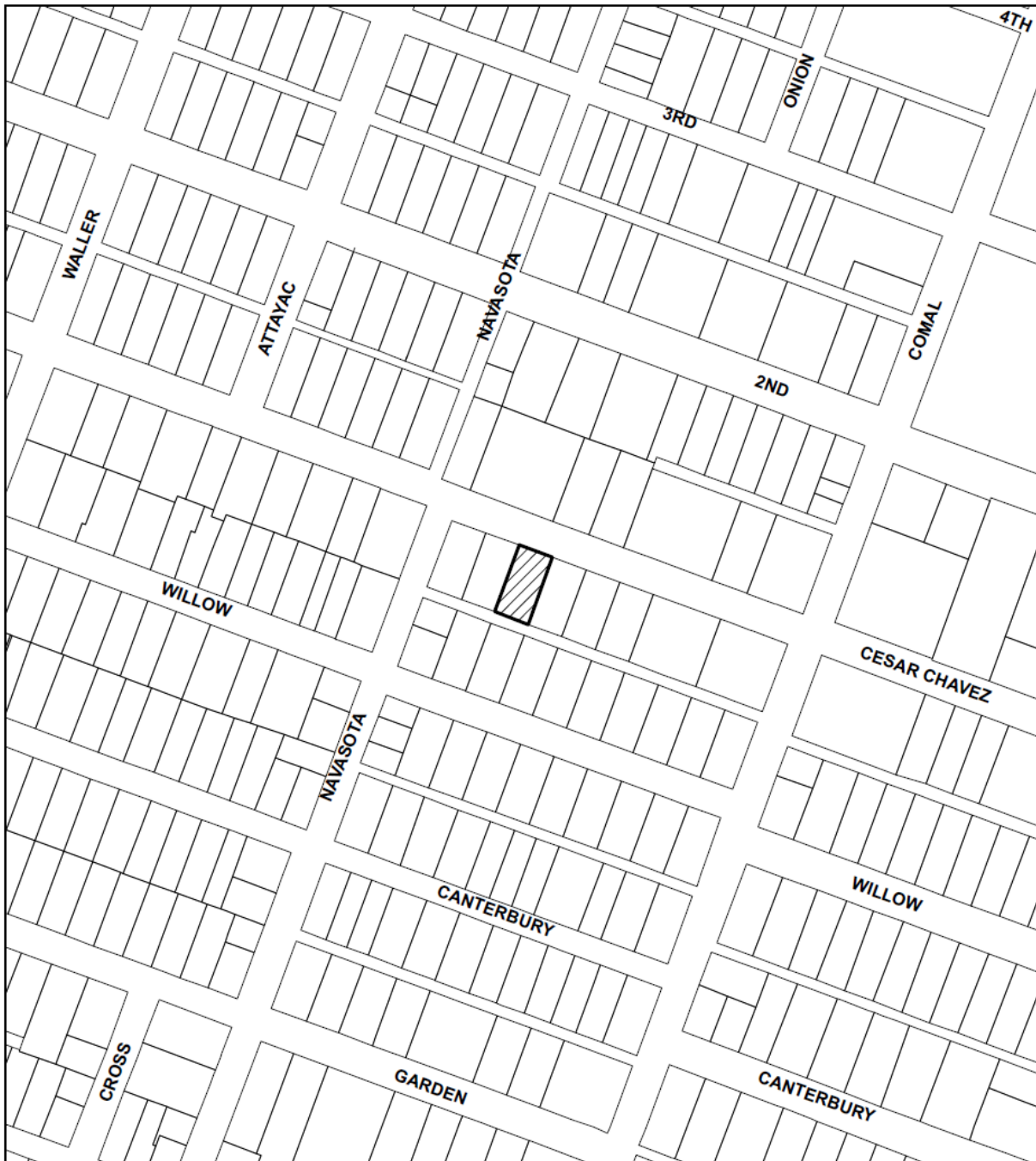
ALTERATIONS/ADDITIONS: The original wraparound porch was infilled at an unknown date; the house is currently being restored.

ORIGINAL OWNER(S):

Richard S. and Clara Owings (1891)

OTHER HISTORICAL DESIGNATIONS: None.

LOCATION MAP



1" = 208'



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

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

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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1405 E. Cesar Chavez Street
ca. 1891



OCCUPANCY HISTORY 1405 E. Cesar Chavez Street

City Directory Research, Austin History Center
By City Historic Preservation Office
September, 2016

1992	No return
1985-86	No return
1981	No return
1977	Juanita Hernandez, renter Widow, Danny Hernandez No occupation listed
1973	The address is not listed in the directory.
1968	The address is not listed in the directory.
1962	Taylor E. Carroll, renter No occupation listed
1959	Frank E. and Frances S. Miller, owners Proprietor, PM Drug Store, 1111 E. 6 th Street.
1955	The address is not listed in the directory.

1952	Edward C. Miller, owner No occupation listed
1949	Edward C. Miller, owner No occupation listed
1947	Edward C. and Hermina Miller, owners No occupation listed
1944-45	Edward C. and Hermina Miller, owners No occupation listed Glenn Homer, renter No occupation listed
1941	Edward C. and Hermina Miller, owners No occupation listed
1939	Edward C. and Hermine Miller, owners No occupation listed
1937	Edward C. and Hermine Miller, owners No occupation listed
1935	Ezra M. and Ellen B. Fincher, renters No occupation listed NOTE: Edward C. and Hermina Miller are listed at 1609 Brazos Street; neither had an occupation shown.
1932-33	Eugene F. and Ruth C. Cox, renter Manager, J.W. Fletcher
1930-31	J. Leslie Fox, owner Detective City of Austin Luther T. and Ada M. Bryant, renters Motorcycle police
1929	Vacant
1927	The address is not listed in the directory.
1924	Mrs. Ida Arbuckle, renter Widow, Joseph Arbuckle No occupation listed
1922	Mrs. Emma Monroe, renter No occupation listed
1920	Dora Allen, owner Widow, George D. Allen No occupation listed
1918	Dora Allen, owner Widow, George D. Allen

	No occupation listed
1916	Dora Allen, owner No occupation listed
1914	Edgar A. Aldridge Engineer, Houston and Texas Central Railroad NOTE: Dora Allen is listed at 1800 Rosewood Avenue; she had no occupation shown. NOTE: Richard S. Owens [sic] is listed at the northwest corner of East Avenue and McLemore Avenue in the Ridgetop Annex. He was a carpenter.
1912-13	Richard S. Owings Carpenter
1910-11	Richard S. Owings Carpenter
1909-10	Richard Stiles Owings Carpenter
1906-07	Richard S. Owings Carpenter
	Warren W. Depew Carpenter
1905	Unknown Richard S. Owings is not listed in the directory; the address is not listed in the directory.
1903-04	R. Stiles Owings Retired
1900-01	R. Stiles Owings Ranchman
1898-99	Richard S. Owings Carpenter
1897-98	Richard S. Owings Carpenter
1895-96	Richard S. Owings Carpenter
1893-94	Unknown Richard S. Owings is not listed in the directory.
1891-92	Richard S. Owings With Marshall, Holman & Company, club room, 601 Congress Avenue. NOTE: The address is listed as 1403 E. 1 st Street, corner Navasota Street.
1889-90	Unknown Richard S. Owings is not listed in the directory.

1885-86 Unknown
Richard S. Owings is listed at 203 E. Ash (9th) Street. He had no occupation shown.

BIOGRAPHICAL NOTES:**Richard S. and Clara Owings (ca. 1891 – ca. 1913)**

The 1880 U.S. Census shows Clara Depew (later Owings) as the 18-year old daughter of I.W. and Olive Depew of rural Travis County. I.W. Depew was a 52-year old Mississippi-born farmer. Olive Depew was a 43-year old Louisiana housewife. Clara had no occupation listed.

Richard S. Owings registered to vote in Los Angeles, California in 1888. He is listed as a South Carolina-born laborer.

The 1900 U.S. Census shows R.S. and Clara Owings at this address. R.S. Owings had been born in 1852 in South Carolina, and was a stock raiser. Clara Owings was born in 1862 in Texas, and had no occupation listed. With them lived their adopted children: Warren Depew, 14; Milan Depew, 12, a paper carrier; and Jack Depew, 6. All of the children had been born in Texas.

The 1910 U.S. Census shows Richard S. and Clara Owings at this address. Richard S. Owings was 58, had been born in South Carolina, and was a carpenter doing general work. Clara Owings was 47, had been born in Texas, and had no occupation listed. They had a son, John, 16, who had been born in Texas, and was an electrician. The census report reflects that they owned this house free and clear.

The 1920 U.S. Census shows R.S. and Clara Owings living on a farm they owned in Justice Precinct 3 of Travis County. R.S. Owings was 67, had been born in South Carolina, and was a farmer. Clara Owings was 57, had been born in Texas, and had no occupation listed. With them lived their son, Jack M., 26, who had been born in Texas, and was an electrical engineer; his wife, Bessie, 25, who had been born in Texas, and had no occupation listed; and their son, Jack, 5, who had been born in Texas.

Clara Owings' 1929 death certificate shows that she was living in Cameron, Texas at the time of her death on Christmas Eve. She was a widow who had been born in 1864 and was a housewife. Her father was Jarvis Depew. Her son, Jack Owings was the informant on the certificate; he lived at Cameron, Texas as well.

DIED
Last evening, Rufus W. Depew, aged
35 years. Funeral will take place this
morning at 10 o'clock from the residence
of his sister, Mrs. R. S. Owings, 1405
East First street.

The obituary for Clara Owing's brother, Rufus Depew, shows that the Owings family was living at this address in 1899.

Austin Daily Statesman, January 5, 1899

Dora Allen (ca. 1915 – ca. 1921)

The 1920 U.S. Census shows Dora Allen as the renter of this house. She was a 60-year old Texas-born widow with no occupation listed. With her lived her daughter, Ima E. Allen, 34, who had been born in Texas and had no occupation listed.

Dora Allen died in San Antonio in 1936. She had lived there for 11 years. She was born in 1856 in Austin, and was a housewife.

1930 U.S. Census

The 1930 U.S. Census shows two families living at this address as renters: John H. and Beatrice J. Sudbury, and their daughter, Juanita; and Harry G. and E. Irene Rodeman. John H. Sudbury was a 43-year old Texas-born machinist for the State Highway Department. Beatrice Sudbury was 34, had been born in Texas, and was a saleslady in a department store. Juanita Sudbury had been born in Texas and had no occupation listed. Harry G. Rodeman was 24, had been born in Illinois, and was a machinist for the Shell pipeline. Irene Rodeman was 20, had been born in Illinois, and had no occupation listed.

Edward C. and Hermina Miller (ca. 1936 – ca. 1958)

The 1920 U.S. Census shows Edward C. and Hermina Miller as the renters of a farm near Harlingen, Texas. Edward C. Miller was 42, had been born in Wisconsin, and is listed as a farmer. Hermina Miller was 42, had been born in Wisconsin, and had no occupation listed. They had 6 children: Stella, 17; Vernie, 15; Paluca, 12; Elsie, 10; Franklin, 8; and Helen, 5. All of the children had been born in Wisconsin.

The 1930 U.S. Census shows Edward C. and Hermina Miller as the owners of a house worth \$7,500 in Harlingen, Texas. Edward C. Miller was 53, had been born in Wisconsin to German-born parents, and had no occupation listed. Hermina Miller was 53, had been born in Wisconsin, and had no occupation listed. They had 4 children living with them: Vernie V., 26, a book-keeper for a wholesale grocery company; Elsie E., 20, a cashier at a restaurant; Franklin E., 18, a laborer at a filling station; and Helen H., 16. All of the children had been born in Wisconsin.

The 1940 U.S. Census shows Edd [sic] C. and Hermina Miller as the owners of this house, which was worth \$1,500. Edd C. Miller was 62, had been born in Wisconsin, and had no occupation listed. Hermina Miller was 62, had been born in Wisconsin, and had no occupation listed. Their daughter, Elsie, 30, lived with them. She was a Wisconsin-born office girl for the Lutheran Mutual Aid Company. The census report shows that the Millers had all lived in Buffalo, Wisconsin in 1935. The family had roomers: John H. and Bertha L. Southwell. John H. Southwell was 34, had been born in Texas, and was a laborer at Marshall Ford Dam. Bertha L. Southwell was 27, had been born in Oklahoma, and was a waitress in a cafe. Another roomer was a 20-year old Oklahoma-born widow, Goldie Anderson, who was a waitress in a café. The Southwells and Goldie Anderson had all lived in Oklahoma City in 1935.

Her 1949 death certificate shows that Hermina Miller was living in this house at the time of her death. She had been born in 1877 in Wisconsin and was a housewife.

His 1958 death certificate shows that Edward C. Miller was living in this house at the time of his death. He was born in Wisconsin in 1877 and was a widower. He was a farmer and engaged in real estate.

MRS. ED. C. MILLER

Mrs. Ed. C. Miller, 71, 1405 East First Street, died Thursday at her home after a long illness. She had been a resident of Austin since 1932, having moved here from Harlingen. Funeral services will be held at 2 p. m. Friday at the Weed-Corley Funeral Home with the Rev. W. C. Tenney officiating. Burial will be in Capital Memorial Park.

Survivors are her husband, Ed C. Miller; one son, Frank Miller, Austin; four daughters, Mrs. J. L. Walker, San Antonio; Mrs. M. O. Parr, Fort Worth; Mrs. T. L. Owen, Fort Worth, and Mrs. J. E. McElhany, Detroit, Mich., and three grandchildren.

Obituary of Hermina Miller
Austin Statesman, May 12, 1949

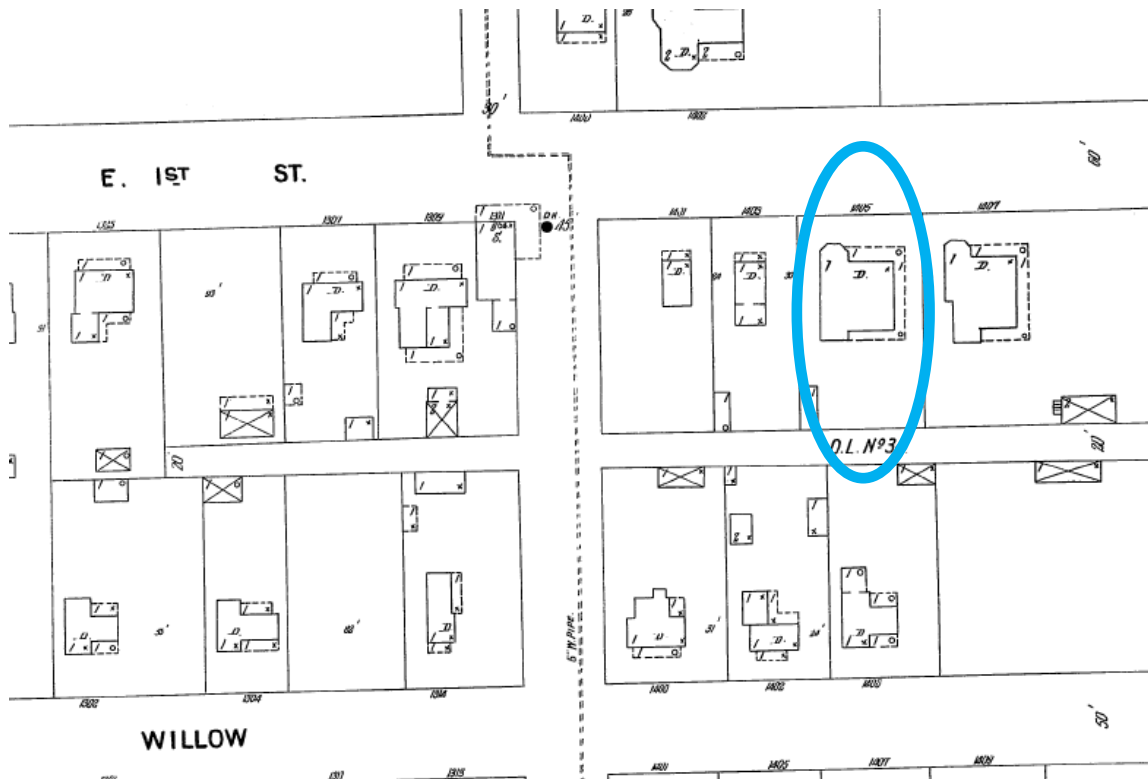
EDWARD C. MILLER

Edward C. Miller, 80, resident of Austin for the past 29 years, died at his home, 1405 East First Street, Monday. He was a member of St. Martin's Lutheran Church.

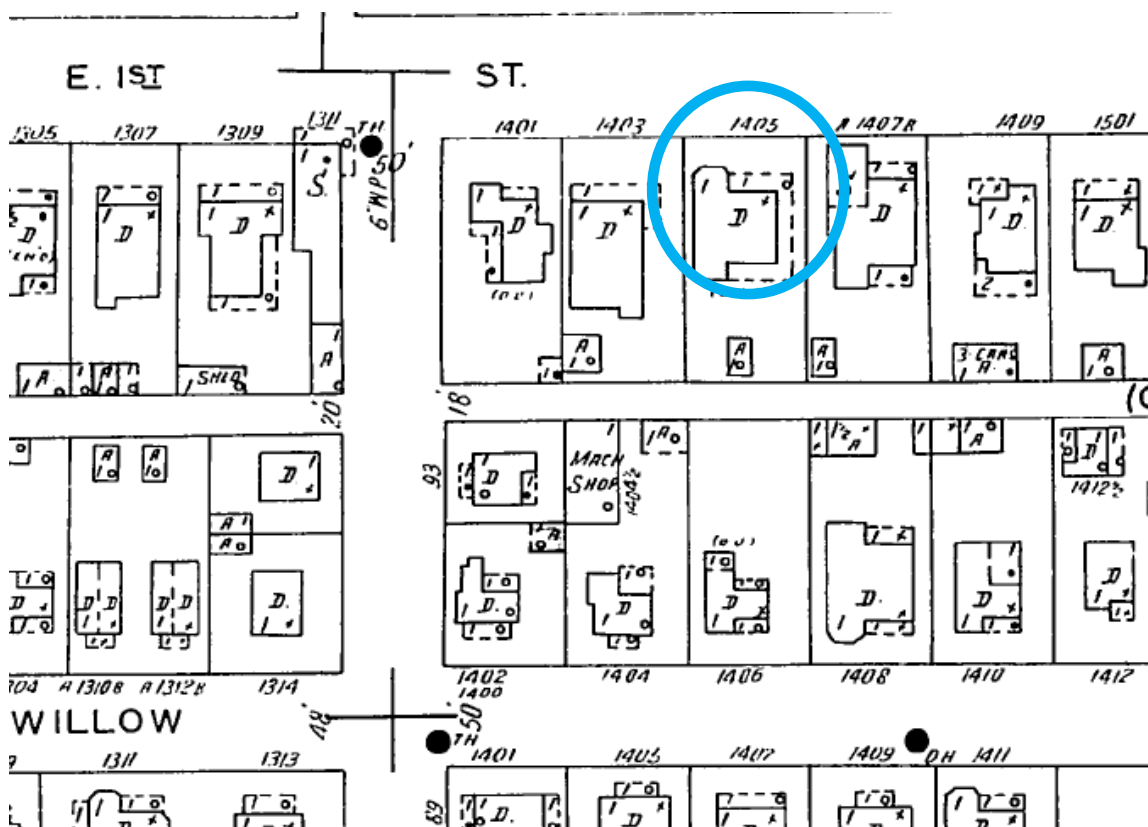
Survivors include four daughters, Mrs. J. L. Walker of San Antonio, Mrs. Palmer Parr and Mrs. E. M. Owen, both of Fort Worth, Mrs. J. C. McElhany of Detroit, Mich., a son, F. E. Miller of Austin; three brothers, Oscar Miller of Wisconsin, Louis Miller of Houston, and Robert Miller of Wisconsin; two sisters, Mrs. Lena Grothian and Mrs. Ella Korb, both of Wisconsin, and three grandsons, Eddie Miller, Frankie Miller and Larry Miller.

Funeral services will be held at St. Martin's Lutheran Church Wednesday at 2 p.m. with the Rev. Edward V. Long officiating. The body will be at the Weed-Corley Funeral Home until 1 p.m. Wednesday when it will be taken to the church to lie in state an hour before services. Burial will be in Capital Memorial Gardens.

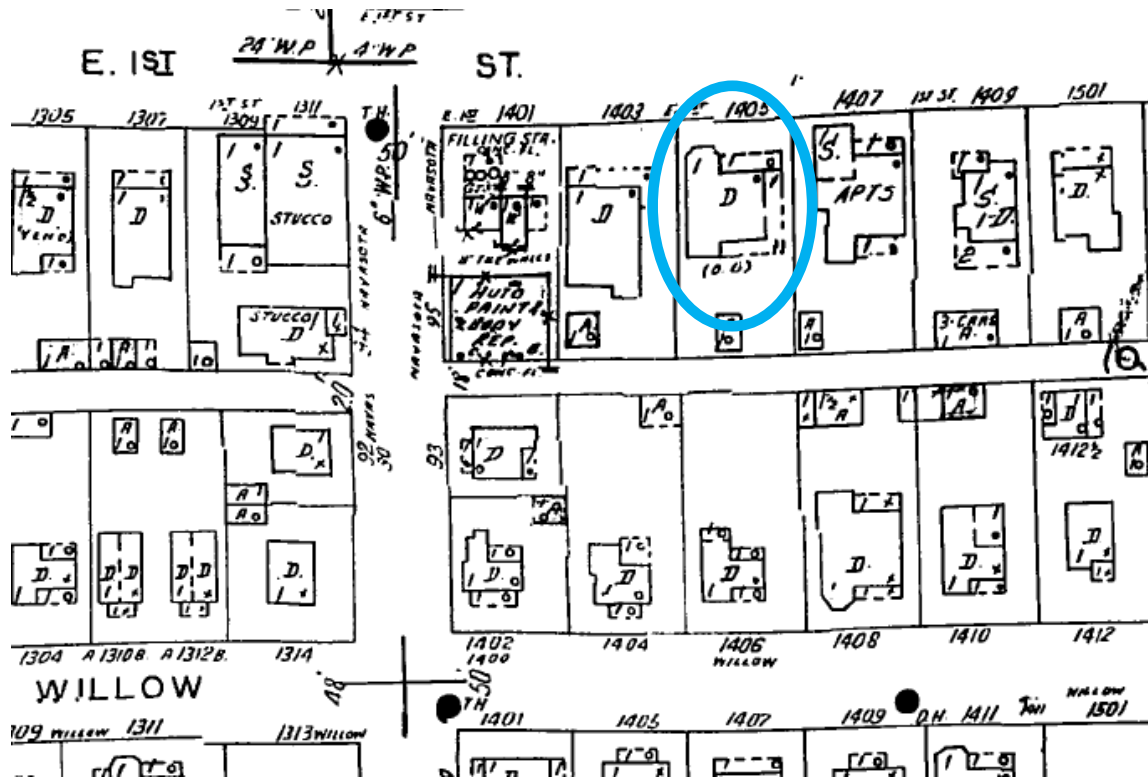
Obituary of Edward C. Miller
Austin Statesman, February 25, 1958



The house appears on the 1900 Sanborn map showing its wraparound porch to the east. The house next door, at 1407 E. 1st Street, appears to have been identical to this one. It was demolished long ago.



The 1935 Sanborn map shows the house with the same configuration as the 1900 map above. Note that the house next door, at 1407 E. 1st Street, which the 1900 map showed as identical to this house, had its porch removed, and there is a store in the canted front bay.



The 1962 Sanborn map shows this house with an identical configuration as the 1900 and 1935 maps above.