

# ZONING CHANGE REVIEW SHEET

**CASE NUMBER:** HDP-2017-0030

**HLC DATE:** February 27, 2017  
 March 27, 2017  
 April 24, 2017  
 May 22, 2017  
 June 26, 2017

**PC DATE:**

**APPLICANT:** Historic Landmark Commission

**HISTORIC NAME:** Morris and Gwendolyn Stevens House

**WATERSHED:** Boggy Creek

**ADDRESS OF PROPOSED ZONING CHANGE:** 3901 Brookview Road.

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

**SUMMARY STAFF RECOMMENDATION:** Staff **cannot** recommend the proposed zoning change from single family residence, neighborhood plan (SF-3-NP) combining district to single family residence, neighborhood plan – Historic Landmark (SF-3-H-NP) combining district zoning.

**QUALIFICATIONS FOR LANDMARK DESIGNATION:**

Architecture and community value.

**HISTORIC LANDMARK COMMISSION ACTION:** **February 27, 2017:** Initiated historic zoning. Vote: 8-2 (Papavasiliou and Tollett opposed). **March 27, 2017:** Did not recommend the property for historic zoning. Vote: 9-0 (Osburn absent). Rehearing on **April 24, 2017:** Postponed for lack of a supermajority. **May 22, 2017:** Postponed for lack of a supermajority.

**PLANNING COMMISSION ACTION:**

**DEPARTMENT COMMENTS:** The house is beyond the bounds of the Comprehensive Cultural Resources Survey (1984).

**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:** Schieffer-Willowbrook Neighborhood Association.

**BASIS FOR RECOMMENDATION:**

**Architecture:**

One-story, L-plan, brick-veneered hipped-roof ranch-style house with single and paired 2:2 horizontally-configured metal-framed windows; shed-roofed entry hood on an ornamental metal support.

**Historical Associations:**

The house was built in 1961 by H. Morris Stevens and his wife, Gwendolyn Schieffer Stevens, on the land that her parents, Emmett and Jeanette Schieffer, had purchased and built their home in 1948. Emmett Schieffer was a retired dairy farmer whose family had owned this land for many years as a dairy farm. He had no occupation listed in the city directories during the time that he lived on Brookview Road, but was a major figure in the development of the Cherrywood neighborhood – Schieffer Avenue bears his name. H. Morris Stevens demolished Emmett Schieffer’s house in 1961 and built this ranch-style house for himself and his wife. H. Morris Stevens was the chief clerk at the State Treasury Department for many years.

This house does not appear to meet the criteria for designation as a historic landmark but could be contributing to a potential historic district in the Schieffer-Willowbrook neighborhood.

The house does not meet the criteria for landmark designation as set forth by City Code:

- a. **Architecture.** The house is built in a vernacular ranch house style with no architectural distinction. It does not appear to be architecturally significant.
- b. **Historical association.** The house has associations with the daughter of Emmett Schieffer; she and her husband demolished the older farm house on the site after a fire, and built this ranch house in 1961. There do not appear to be significant historical associations with the Stevens family who built and occupied this house for many years.
- c. **Archaeology.** The house was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
- d. **Community value.** The house does not possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city or a particular demographic group, but does occupy a large lot within the neighborhood.
- e. **Landscape feature.** The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

**PARCEL NO.:** 0215121205

**LEGAL DESCRIPTION:** LOT 7 BLK B SCHIEFFER PLACE SEC 5

**ESTIMATED ANNUAL TAX ABATEMENT:** \$7,798 (owner-occupied); city portion: \$2,337.

**APPRAISED VALUE:** \$646,975

**PRESENT USE:** Vacant

**CONDITION:** Good

**PRESENT OWNERS:**

BDB Ventures, LLC  
3939 Bee Caves Road, Suite C-100  
West Lake Hills, Texas 78746

**DATE BUILT:** ca. 1961

**ALTERATIONS/ADDITIONS:** None apparent.

**ORIGINAL OWNER(S):** H. Morris and Gwendolyn Schieffer Stevens (1961)

**OTHER HISTORICAL DESIGNATIONS:** None.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**NOTIFICATIONS**

CASE#: HDP-2017-0030  
3901 BROOKVIEW ROAD



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.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 208'

3901 Brookview Road  
ca. 1961





## OCCUPANCY HISTORY 3901 Brookview Road

City Directory Research, Austin History Center  
By City Historic Preservation Office  
January, 2017

|         |   |
|---------|---|
| 1992    | H. Morris Stevens, owner<br>Retired   |
| 1985-86 | H. Morris and Gwendolyn E. Stevens, owners<br>Chief clerk, State Treasury Department  |
| 1981    | H. Morris and Gwendolyn E. Stevens, owners<br>Chief clerk, State Treasury Department  |
| 1977    | H. Morris and Gwendolyn E. Stevens, owners<br>Chief clerk, State Treasury Department  |
| 1973    | H. Morris and Gwendolyn E. Stevens, owners<br>Chief clerk, State Treasury Department  |
| 1968    | H. Morris and Gwendolyn E. Stevens, owners<br>Chief clerk, State Treasury Department  |
| 1965    | H. Morris and Gwendolyn E. Stevens, owners<br>Clerk, State Treasury Department  |
| 1961    | Vacant<br>NOTE: H. Morris and Gwendolyn E. Stevens are listed at 4011 Brookview Road.<br>He was a clerk at the State Treasury Department. |

NOTE: The listings below are for the former home on this site, the home of Emmett R. and Jeanette Schieffer, the parents of Gwendolyn Stevens.

|      |  |
|------|--|
| 1957 | Emmett R. and Jeanette Schieffer, owners<br>No occupation listed   |
| 1954 | Emmett R. and Jeanette Schieffer, owners<br>No occupation listed   |
| 1952 | Emmett R. and Jeanette Schieffer, owners<br>No occupation listed   |
| 1949 | Emmett R. and Jeanette Schieffer, owners<br>No occupation listed   |
| 1947 | No houses are listed on Brookview Road.<br>NOTE: Emmett R. and Jeanette Schieffer are not listed in the directory. |

### **BIOGRAPHICAL NOTES**

#### **Emmett R. and Jeanette Schieffer (ca. 1947 – ca. 1960)**

His 1918 World War I draft registration card shows that Emmett Richard Schieffer was born in 1883, and was a farmer living on RFD 2 in Austin. His wife's name was Jeanette. He was of medium height with a slender build, and had brown hair and brown eyes.

The 1930 U.S. Census shows Emmett R. and Jeanette Schieffer living in a house they owned, worth \$25,000 in Precinct 3 of Travis County. Emmett R. Schieffer was 46, had been born in Texas, and owned a milk dairy. Jeanette Schieffer was 43, had been born in Texas, and had no occupation listed. They had 4 children: John E., 23, a salesman at a lumber yard; Richard, 20, a student at a commercial school; David B., 17, high school student; and Gwendolyn E., 13, a junior high school student. All of the children had been born in Texas.

The 1940 U.S. Census shows Emmet and Jeanette Schieffer living in a house they owned worth \$15,000 on a road entered from Cameron Road on RFD 1 in Precinct 3 of Travis County. Emmet Schieffer was a 55-year old Texas-born dairy farmer. Jeanette Schieffer was 53, had been born in Texas, and had no occupation listed. With them lived their daughter, Gwendolyn, 23, who had been born in Texas, and was a stenographer in the State Treasury Department.

His 1959 death certificate shows that Emmett Richard Schieffer was born in 1883 in Austin, and was living at this address at the time of his death. He was a retired dairy man. Her 1960 death certificate shows that Jeanette Brown Schieffer was living at this address at the time of her death. She was a widowed housewife who had been born in Galveston, Texas in 1887. The address shown on the death certificates refers to the house previously on this site.

### **E. R. SCHIEFFER**

Emmett Richard Schieffer, 3901 Brookview Rd., died in a local hospital Sunday. He is survived by his wife, Mrs. Jeanette Brown Schieffer of Austin; one daughter, Mrs. H. Morris Stevens of Austin; two sons, Richard Schieffer and Boyd Schieffer, both of Austin; one sister, Miss Bertha Schieffer of Austin; one brother, Edwin C. Schieffer of Dallas; and 10 grandchildren. Rosary will be said at 7:30 p.m. Monday at Cook Funeral Home. Funeral services will be held at 9 a.m. Tuesday in St. Austin's Church. Burial will be in Mt. Calvary Cemetery.

Obituary of Emmett Schieffer  
Austin American, February 9, 1959

**E. R. SCHIEFFER**

Rosary service for Emmett Richard Schieffer was held Monday night at Cook Funeral Home. Requiem mass will be said at 9 a.m. Tuesday in St. Austin's Church by Rev. John J. Stanley. Pallbearers will be G. A. Rogas, Lloyd Payne, Armin Ritter, J. D. Pannell, Jess Thompson and Lonnie Anderson. Burial will be in Mt. Calvary Cemetery.

Rosary service for Emmett R. Schieffer  
Austin American, February 10, 1959

**MRS. JEANNETTE SCHIEFFER**

Mrs. Jeannette Brown Schieffer died at her home Monday night. She is survived by one daughter, Mrs. H. Morris Stevens of Austin; two sons, Richard Schieffer and Boyd Schieffer, both of Austin; six sisters, Mrs. J. E. Crosby of San Angelo, Miss Elizabeth Brown and Mrs. A. C. Peschka of Austin, Mrs. H. M. Paine of Houston, Mrs. Louis Shurr and Mrs. T. J. Kunz of Austin; one brother, Humphrey Brown of Austin; and ten grandchildren. Services are pending at Cook Funeral Home.

Obituary of Jeannette Schieffer  
Austin American, January 12, 1960

**MRS. E. R. SCHIEFFER**

Mass for Mrs. E. R. Schieffer, 3901 Brookview, will be said Wednesday at 10 a.m. at St. Austin's Church with Rev. John J. Stanley officiating. Burial will be in Mt. Calvary Cemetery. She died Monday.

Surviving are one daughter, Mrs. H. Morris Stevens of Austin; two sons, Richard Schieffer and Boyd Schieffer of Austin; six sisters, Mrs. J. E. Crosby of San Angelo, Mrs. A. C. Peschka, Mrs. Louis Shurr, Mrs. T. J. Kunz and Miss Elizabeth Brown of Austin, and Mrs. H. M. Paine of Houston; one brother Humphrey Brown of Austin, and ten grandchildren.

Pallbearers were G. A. Rogas, Earl Taylor, A. C. Peschka, J. A. Belger, Lloyd W. Payne and Ben Goldstein.

Funeral mass notice for Jeannette Schieffer  
Austin American, January 13, 1960

**H. Morris and Gwendolyn Schieffer Stevens (ca. 1961 – ca. 1998)**

The 1940 U.S. Census shows H. Morris Stevens as a lodger, living at 605 Bellevue Place in Austin. He was 26, single, had been born in Texas, and was an accountant at the State Treasury Department. He had lived in Omaha, Morris County, Texas, in 1935.

The 1930 U.S. Census shows Morris Stevens as the 16-year old son of H.B. Stevens, and his second wife, Ada Stevens; they owned their home worth \$10,000 in Omaha, Texas. Morris Stevens had been born in Texas, and had no occupation listed. He was the youngest of H.B. 4 children. H.B. Stevens had been born in Texas and had no occupation listed. Ada Stevens had been born in Texas and had no occupation listed. The only employed member of the family was Morris' older brother, Boyd, 20, who was the manager of a dry goods and grocery store. The 1920 U.S. Census shows that H. Boyd Stevens was a dry goods merchant in Omaha, Texas, and was a widower.

## **Gwendolyn Schieffer Stevens**

**Gwendolyn Schieffer Stevens, 67, of Austin died Friday**

**Mrs. Stevens was born in Austin and had been a longtime member of St. Austin's Catholic Church.**

**Rosary will be said at 7:30 PM, Sunday in the Colonial Chapel of the Cook-Walden Funeral Home. Mass will be celebrated at 10:00 AM, Monday in St. Austin's Catholic Church with Reverend Robert Scott, CSP, and Monsignor Edward Matocha officiating. Interment will be in Assumption Cemetery.**

**Mrs. Stevens was the wife of H. Morris Stevens of Austin; mother of Nancy Stevens Hrin, Nona Stevens Rogers, Morris Stevens, Jr.; Michael (Mike) Stevens, all of Austin; sister of David Boyd Schieffer of Wimberly; grandmother of seven; and aunt of several nieces and nephews.**

**Pallbearers include: Duncan Atkinson, William C. Cooper, Thomas Hrin, Jr., Bill Kunz, Alfred C. Peschka, Jr., John D. Peschka, and Richard K. Rogers. Grandsons will serve as honorary pallbearers.**

Obituary of Gwendolyn Schieffer Stevens  
Austin American-Statesman, July 8, 1984

## **H. Morris Stevens**

H. Morris (Steve) Stevens, age 84, of Austin, passed away March 9, 1998, after a brief illness.

He was born in Omaha, Texas, to Harvey Bunyan Stevens and Nona Boyet Stevens on October 19, 1913.

Mr. Stevens worked for the State Treasurer's Office for 46 1/2 years, serving as Chief Clerk for many years under State Treasurers Jesse James and Warren G. Harding. He served on many state committees and was an officer of the Texas Public Employees Association.

He was a loving husband, father, grandfather and great-grandfather who always put his family first in his life. The family has fond memories of family gatherings, vacations and golfing.

Mr. Stevens was preceded in death by his wife of 42 years, Gwendolyn Schieffer Stevens, on July 6, 1984.

He is survived by his children, Nancy Stevens Hrin, and her husband, Thomas, Nona Stevens Rogers, and her husband, Richard, Morris Stevens Jr., and his wife, Polly, and son, Mike Stevens, all of Austin; grandchildren, Elizabeth Hrin Haag, Jeanette Hrin, Steven Hrin, Daniel Rogers, Ben Rogers, Sarah Stevens, Patrick Stevens and Rebekah Stevens; great-grandchildren, Joshua Haag and Zachary Haag; brother, W. Clarence Stevens, and his wife, Jerry Stevens, of Omaha, Texas; sister, Mildred Lohmann, of Omaha, Texas; and numerous nieces and nephews.

The family gratefully acknowledges the pastoral care given to our father by the staff of St. David's and Seton Hospitals and the care given by Dr. James Reeves, Dr. John Sandbach and associates.

A rosary will be recited at 7:30 p.m. Thursday, March 12, 1998, at Cook-Walden Funeral Home, 6100 N. Lamar. The mass of Christian Burial will be celebrated at 11:00 a.m. Friday, March 13, 1998, at St. Austin's Catholic Church with Reverend Tom Clerkin, CSP as celebrant. Interment will follow at Assumption Cemetery.

Obituary of H. Morris Stevens  
Austin American-Statesman, March 11, 1998

H. M. Stevens 3901 Brookview Road  
236 7 B

Schieffer Place #5  
DEMOLISH frame residence.

78605 2/1/61 --  
owner --

**DEMOLISH**

Demolition permit to H. Morris Stevens to demolish the earlier house occupied by Emmett R. and Jeanette Schieffer (1961)

H. T. Baker Const. Co. 3901 Brookview Rd.  
236 7 B

Schieffer Place Sec. 5  
Erick Veneer Res. with Attached Garage  
81323 9-18-61 25,000.00

H. T. Baker Const. Co. 15  
w E29031 s 36326

**RESIDENCE**

Building permit to the H.T. Baker Construction Company for the construction of this house (1961)

*Handwritten initials and marks*

### WATER SERVICE PERMIT Austin, Texas

236 OP  
E<sup>MAN</sup> No 29764  
**INDEXED**

Received of H.T. BAKER Date 12-27-61  
Address 3901 BROOKVIEW RD.  
Amount FIFTEEN Y 15/100 \$ 1.50  
Plumber J.L.F. (ADDL SCOTAP # E 29031) Size of Tap 1"

|                                    |                          |  |  |  |  |  |  |  |  |  |  |
|------------------------------------|--------------------------|--|--|--|--|--|--|--|--|--|--|
| Date of Connection                 | REPLACES PD. TAP. E29031 |  |  |  |  |  |  |  |  |  |  |
| Size of Tap Made                   | SEE TAP E-29031          |  |  |  |  |  |  |  |  |  |  |
| Size Service Made                  |                          |  |  |  |  |  |  |  |  |  |  |
| Size Main Tapped                   |                          |  |  |  |  |  |  |  |  |  |  |
| From Front Prop. Line to Curb Cock |                          |  |  |  |  |  |  |  |  |  |  |
| From Prop. Line to Curb Cock       |                          |  |  |  |  |  |  |  |  |  |  |
| Location of Meter                  |                          |  |  |  |  |  |  |  |  |  |  |
| Type of Box                        |                          |  |  |  |  |  |  |  |  |  |  |
| Depth of Main in St.               |                          |  |  |  |  |  |  |  |  |  |  |
| Depth of Service Line              |                          |  |  |  |  |  |  |  |  |  |  |
| From Curb Cock to Tap on Main      |                          |  |  |  |  |  |  |  |  |  |  |
| Checked by Engr. Dept              | 2-5-62 J.B.T.            |  |  |  |  |  |  |  |  |  |  |

| No. Fittings | Pipe | Corp. Cock | Cop. to Iron ell | Cop. to Cop. ell | Cop. to Iron Coupling | Cop. to Cop. Coupling | Angle Stop | Stop | Bushing | Nipples | Service Clamp | Valve | Meter Box | Lock Lid | Drain Tile | Drain Tile Lid | Stop & Drain | Job No. | Foreman |
|--------------|------|------------|------------------|------------------|-----------------------|-----------------------|------------|------|---------|---------|---------------|-------|-----------|----------|------------|----------------|--------------|---------|---------|
|              |      |            |                  |                  |                       |                       |            |      |         |         |               |       |           |          |            |                |              |         |         |

Water service permit to H.T. Baker, the builder of this house (1961)

GL 22577

### SANITARY SEWER SERVICE PERMIT Austin, Texas

No 36326AV

Received of H.T. Baker Date 9-19-61  
Address 3901 BROOKVIEW RD.  
Amount 1500 \$ 5000  
Builder or Owner Same Plumber Owner  
Lot 7 Block E Subdivision Cherry Lane Plat No. 236

*Sketch on Back.*

|                    |  |  |                   |  |  |  |  |  |  |  |  |
|--------------------|--|--|-------------------|--|--|--|--|--|--|--|--|
| Date of Connection | <u>12-20-61</u>                                |  |                   |  |  |  |  |  |  |  |  |
| By City            | <u>178-5 ft in Brookview</u>                   |  |                   |  |  |  |  |  |  |  |  |
| By Number          | <u>or 14 1/2 - 5 ft in Main</u>                |  |                   |  |  |  |  |  |  |  |  |
| Checked By         | <u>Burton</u>                                  |  |                   |  |  |  |  |  |  |  |  |
| Size Main          | <u>6"</u>                                      |  | Depth <u>± 5'</u> |  |  |  |  |  |  |  |  |
| Main Assign.       | <u>14.5' E of W.P.</u>                         |  |                   |  |  |  |  |  |  |  |  |
| Stub Depth         | Prop. Line <input checked="" type="checkbox"/> |  |                   |  |  |  |  |  |  |  |  |
| Stub Location      | <u>6" Stub up Brookview</u>                    |  |                   |  |  |  |  |  |  |  |  |
| Book No.           | <u>A-5301 B-1989</u>                           |  |                   |  |  |  |  |  |  |  |  |
| Paving Cut         | No.  |  |                   |  |  |  |  |  |  |  |  |

| No. Fittings  | Size     | Price   |
|---------------|----------|---------|
| 12            | Pipe 4"  | 192     |
|               | Pipe     |         |
|               | Wyes     |         |
| 2             | Bends 4" | 136     |
|               | Reducers |         |
|               | Plugs    |         |
|               | Sand     |         |
|               | Gravel   |         |
|               | Remix    |         |
|               | Stoppers |         |
|               | Castings |         |
|               | Other    |         |
| Labor: 16 hrs |          | 2000    |
| 1 - hr        |          | 240     |
| 1 - hr        |          | 150     |
| Total         |          | \$ 2718 |

Sewer service permit to H.T. Baker, the builder of this house (1961)

Steve:

There is a pending application for sub dividing the lot at 3901 Brookview. Application #

## **2016-081764 C8**

This house was built in 1961 but is significant as being the last homestead of the Schieffer family who farmed this area since the turn of the century. This lot has five heritage trees on it and is one of the nicer lots in the area. The developer is proposing to sub divide it into three lots and we suspect they will try to build six units total.

This lot is not appropriate for this type of development and to do so will most likely result in the demolition of the house and removal of the trees.

The Schieffer-Willowbroom NA is interested in possibly seeking historical status as a first step in becoming a Neighborhood Conservation Combining District.

Your assistance is appreciated.

David Boston

Chair SWNA

Steve:

This is the house I contacted you on previously. It was owned by the Schieffer family who owned the original farm land in this neighborhood. They also donated the land for Maplewood elementary School.

The property has five heritage size Oak trees on it as well. Keith Mars has been notified.

Thanks

David Boston  
Chair SWNA

Steve,

I am a member of the Schieffer-Willowbrook neighborhood association and live a block and half from the property in question. I think it's absurd that this very average 1960s house at 3901 Brookview would be considered a historic landmark. The house I live in on Grayson Ln. was occupied by the owner of the Continental Club for 40+ years, and while that makes for some very cool history, it doesn't make my house special for anything besides being a great place to raise my family.

I am very concerned that David Boston has an interest in freezing our neighborhood as is and pursuing Neighborhood Conservation Combining District. When our neighborhood was built it was a whites-only working and middle class area. My 80 year old neighbor was a teacher. There is no way a teacher could afford to buy in our neighborhood now unless they were married to a banker, and our population is still only about 95% white (by my unscientific count of our very small NA). Starting to designate totally average homes as historic to avoid the construction of duplexes will not help diversify our neighborhood or help us move away from Austin's embarrassing status as the most economically segregated metro area in the country.

sincerely,  
Jennifer Potter-Miller  
3909 Grayson Ln.