

ZONING CHANGE REVIEW SHEET

CASE NUMBER: HDP-2017-0204

HLC DATE:

May 22, 2017
June 26, 2017
July 24, 2017

PC DATE:

APPLICANT: Historic Landmark Commission

HISTORIC NAME: Middleton-Langford-Quiroz House

WATERSHED: Lady Bird Lake

ADDRESS OF PROPOSED ZONING CHANGE: 1907 Holly Street

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

Council District: 3

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

QUALIFICATIONS FOR LANDMARK DESIGNATION:

The house, while one of the earliest in the neighborhood, does not appear to fully meet the criteria for landmark designation for architecture or historical significance.

HISTORIC LANDMARK COMMISSION ACTION: **May 22, 2017:** Initiated historic zoning. **June 26, 2017:** Postponed at the applicant’s request to July 24, 2017. **July 24, 2017:**

PLANNING COMMISSION ACTION:

DEPARTMENT COMMENTS: The house is listed in the East Austin Historic Survey (2016), which recommends eligibility as a local landmark and individually eligible for the National Register of Historic Places.

CITY COUNCIL DATE:

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: Holly Neighborhood Association

BASIS FOR RECOMMENDATION:

Architecture:

One-story, rectangular-plan, side-gabled to shed-roofed frame house with a front-gabled independent porch on plain wood posts; single 1:1 fenestration with 3:1 wood screens; the porch and doorway are at the third of the four-bay façade.

Historical Associations:

It is believed that the house dates from 1913. The first owners and occupants were George and Alice Middleton, who lived here until around 1921, when George Middleton passed away. George Middleton was a teamster. The house was a rental property throughout the rest of the 1920s and 1930s, until being purchased by Homer and Sallie Langford around 1946. The Langfords had rented the house in the mid-1940s before buying it. Homer Langford was a barber who worked at a variety of downtown barber shops. He and Sallie lived here until around 1952. The house was then a rental property again in the early 1950s, then purchased by Pablo and Tomasa Quiroz in the mid-1950s. The Quiroz family lived here until Tommie Quiroz died in 2013. Pablo Quiroz was born in northern Travis County to Mexican-born farmers. He worked for many years as a mechanic for Jack Stableford Pontiac, until opening his own auto repair business at this house, around 1971, when he moved a house on the property to use as his auto repair garage.

PARCEL NO.: 0200080104

LEGAL DESCRIPTION: LOT 5 BLK G OLT 60 DIV O DRIVING PARK ADDN

ESTIMATED ANNUAL TAX ABATEMENT: \$2,684 (owner-occupied); city portion: \$801

APPRAISED VALUE: \$312,020

PRESENT USE: Vacant

CONDITION: Fair

PRESENT OWNERS:

Rodrigo P. Carvalho
1907 Holly Street
Austin, Texas 78702

DATE BUILT: ca. 1913

ALTERATIONS/ADDITIONS: Additions to the rear of the house of unknown vintage.

ORIGINAL OWNER(S):

George and Alice Middleton (1913)

OTHER HISTORICAL DESIGNATIONS: None.

HHM ID 6760

1907 HOLLY ST



Feb 2016 Heading: S

Image ID 6762



Feb 2016 Heading: SW

Image ID 6761

IDENTIFICATION

Street number	1907	Zoning code	SF-3-NP
Street name	HOLLY	Owner name 1	GIL IRENE Z
Street type	ST	Owner city	PFLUGERVILLE
Zip code	78702	Owner state	TX
Addition / subdivision	DRIVING PARK ADDN	Owner zip code	78660
Neighborhood	HOLLY	Parcel ID	187351
Legal description	LOT 5 BLK G OLT 60 DIV O DRIVING PARK ADDN	Zoning ID	136709

GENERAL EXTERIOR

Type	Building - Residential - Single-Family House - Hall and Parlor	Bays	4
Stylistic influences	Craftsman, National Folk	Stories	1
Exterior wall materials	Horizontal wood board	Foundation type	Pier-and-beam
Structural materials	Wood	Description notes	<i>None</i>

ROOF

Roof shape	Side-gabled	Chimney locations	<i>N/A</i>
Roof materials	Asphalt composition shingles	Chimney materials	<i>N/A</i>
Number of chimneys	<i>None visible</i>	Chimney features	<i>N/A</i>

DOORS AND WINDOWS

Door types	Single door primary entrance	Window types	Double-hung
Door features	Screens	Window materials	Wood
		Window features	Decorative screenwork

PORCH

Porch type	One story, Entry	Porch support type	Classical columns, Brick piers
Porch roof type	Front gable	Other porch features	<i>None</i>

LANDSCAPE

Landscape features	Metal fence	No. of sheds	<i>None visible</i>
No. of garages	<i>None visible</i>	Other outbuildings	<i>None visible</i>
		Other associated places	<i>None visible</i>

HMM ID 6760 1907 HOLLY ST

HISTORY

Current name	<i>None known</i>	Historic use	Residential
Current use	Residential	Source for historic use	Field estimate
Year built	ca. 1914	Architect	<i>None known</i>
Source for year built	City Directory	Source for architect	<i>N/A</i>
Historic name	<i>None known</i>	Builder	<i>None known</i>
Source for historic name	<i>N/A</i>	Source for builder	<i>N/A</i>
		History notes	<i>None</i>

Occupant history **1914: George Middleton (teamster);**
1920: Geo Middleton (o, teamster), Alice Middleton;
1924: not listed;
1929: Jesse E and Minnie Long ;
1935: William T Suhr (o, shovel operator), Genevieve Suh;
1940: Mary Laake (widow Benjamin);
1945: Homer Langford (barber Lackey's B Shop), Salie Langford;
1949: Homer Langford (o);
1954: Pauline Garcia (maid), John Saldana (carpenter), Lucianna Saldana;
1959: Jose and Consepision Guajardo (o);
1964: Pablo Quiroz (o, mechanic Stableford Pontiac), Tommie Quiroz;
1969: Pablo Quiroz (o, mechanic Everett Frizell Pontiac), Tommie Z. Quiroz

Source for occupant history **City Directories**

INTEGRITY

Additions	<i>None visible</i>	Alterations	<i>None visible</i>
		Integrity notes	<i>None</i>

PRIOR DESIGNATIONS

Prior local designations	<i>None</i>	Prior NRHP determinations	<i>None</i>
Prior NRHP designations	<i>None</i>	Other designations	<i>None known</i>
		Designation notes	<i>None</i>

PREVIOUS AND RECOMMENDED DESIGNATIONS

Previous and recommended local designations	No previous local designations; Recommended eligible as a local landmark	Previous and recommended NRHP designations	No previous NRHP designations; Recommended individually eligible for the NRHP
Recommended local designations	Recommended eligible as a local landmark	Recommended NRHP designations	Recommended individually eligible for the NRHP
Justification for local recommendation	<i>N/A</i>	Justification for NRHP recommendation	<i>N/A</i>
Local criteria	Architecture, Historical Associations	NRHP criteria	A, C
Local areas of significance	2.6.1.1 Residential Patterns	NRHP areas of significance	Community Planning and Development, Architecture
Potential local historic district	<i>N/A</i>	NRHP level of significance	Local
		Potential NRHP historic district	<i>N/A</i>

Glen Coleman
John Laycock
South Llano Strategies
john@southllano.com

Steve Sadowsky
Historic Preservation Officer, City of Austin
505 Barton Springs Rd
Austin, TX, 78701

Via e-mail: Steve.Sadowsky@austintexas.gov

July 11, 2017

RE: Historic Zoning on 1907 Holly Street

Dear Mr Sadowsky,

We are writing on behalf our clients, Roberta Aggiunti Carvalho and Rodrigo Carvalho. They are the owners of the house at 1907 Holly Street, Austin, TX 78702, and this letter is to inform you that they oppose historic zoning for the house at that address. Please note this as an owner-opposed initiation.

Please consider this plea and do not recommend historic zoning for that site.

Thank you for your consideration,

John Laycock and Glen Coleman, on behalf of Roberta Aggiunti Carvalho and Rodrigo Carvalho

Handwritten signatures in blue ink. The top signature is for Glen Coleman and the bottom signature is for John Laycock.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: HDP-2017-0204
LOCATION: 1907 Holly Street



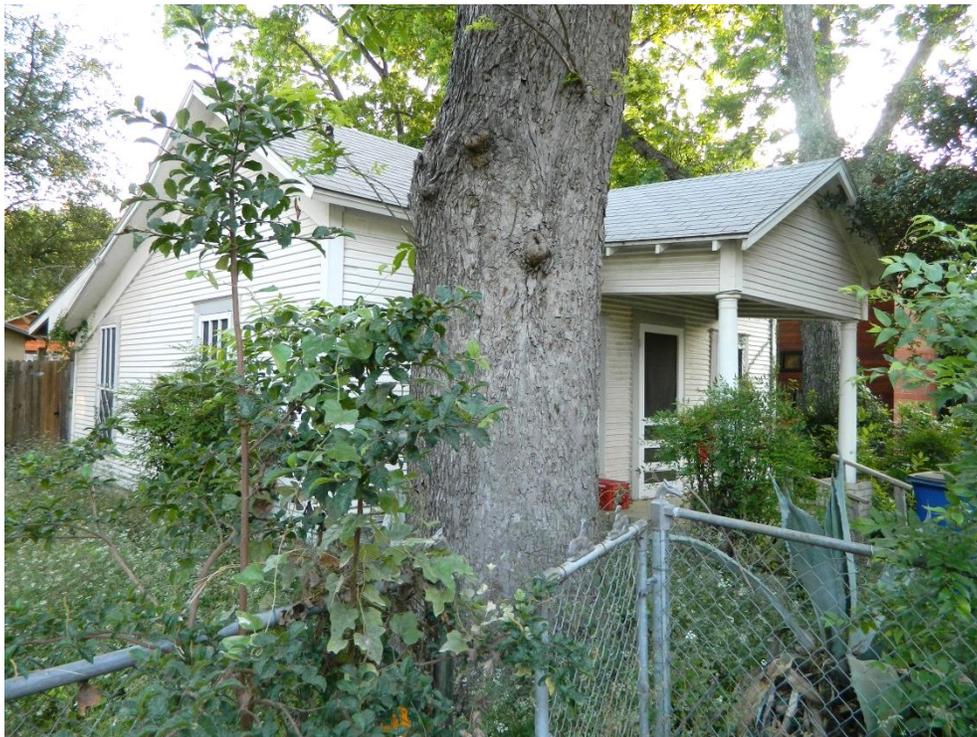
1" = 141'

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.

1907 Holly Street
ca. 1913





OCCUPANCY HISTORY 1907 Holly Street

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

1992	Pablo C. and Tommie Z. Quiroz, owners Auto repair (at the house)
1985-86	Pablo C. and Tommie Z. Quiroz, owners Auto repair (at the house)
1981	Pablo C. and Tommie Z. Quiroz, owners Auto repair (at the house)
1977	Pablo C. and Tommie Z. Quiroz, owners Auto repair (at the house)
1973	Pablo C. and Tommie Z. Quiroz, owners Auto repair (at the house)
1968	Pablo C. and Tommie Quiroz, owners Mechanic, Jack Stableford Pontiac, 1014-20 N. Lamar Boulevard.
1965	Pablo C. and Tommie Quiroz, owners Mechanic, Jack Stableford Pontiac, 1020 N. Lamar Boulevard.
1961	Pablo C. and Tommie Quiroz, owners Grease man, Jack Stableford Pontiac, 1020 N. Lamar Boulevard.
1957	Pablo C. and Tomasita Quiroz, owners

Greaseman, Jack Stableford Pontiac, 1020 N. Lamar Boulevard.
 Also listed are Johnny and Carmen Galvan; he was a delivery man for Austin Meat Company, 106 W. 1st Street; sausage plant, 3301 E. 5th Street.

- 1953 Thomas and Eugenia DeLeon, renters
 Driver, Calcasieu Lumber Company
 NOTE Pablo and Tommie Quiroz are listed at 2600 E. 4th Street. He was a porter for Jack Stableford Pontiac, 1020 Lamar Boulevard.
 NOTE: Homer H. and Sallie Lankford are listed at 2306 Willow Street. He was a barber, with his shop at the house.
- 1949 Homer H. and Sallie Lankford, owners
 Barber, Grice's Barber Shop, 118 E. 5th Street.
- 1947 Homer H. and Sallie Langford, owners
 Barber, Smith Barber Shop, 303 E. 6th Street.
- 1944-45 Homer H. and Sallie Langford, renters
 Barber, Lackey's Barber Shop, 303 E. 6th Street.
- 1941 Roy and Mary E. Laake, renters
 Yardman
 NOTE: Homer and Velda L. Langford are listed at 1902 Garden Street. He was a barber for Jackson B. Williams, 314 E. 6th Street.
- 1939 Mrs. Mary J. Laake, renter
 Widow, Benjamin Laake
 No occupation listed
 Rear: John P. and Irene Sughrue, renters
 No occupation listed
- 1937 J.E. Evans, renter
 NOTE: J.E. Evans is not listed in the alphabetical section of the directory.
- Richard L. and Inez Smith, renters
 No occupation listed
- 1935 James P. and Alma Hagan, renters
 Painter
- 1932-33 Louis and Alma Richter, owners
 No occupation listed
- 1930-31 W. Dewey and Jessie Crooks, renters
 Taxi driver, Patton Transfer (Yellow cabs), 421 Congress Avenue.
- 1929 Keith P. and Frances L. Burke, renters
 Sign painter, Otis Terrell, 806 Congress Avenue.
- 1927 Ruell L. and Ethel Turner, renters
 No occupation listed
- Ira B. and Violet Basemore, renters
 No occupation listed

1924	Austin W. and Virdie Moore, owners No occupation listed
1922	Hugh and Fannie Turner, renters Clerk, Crockett Produce, 604 East Avenue.
1920	George and Alice I. Middleton, owners Teamster
1918	George and Alice I. Middleton, owners Teamster
1916	George Middleton Teamster
1914	George Middleton Teamster
1912-13	The address is not listed in the directory. NOTE: George Middleton was a teamster living at 2003 Garden Street.

BIOGRAPHICAL NOTES:

George and Alice Middleton (ca. 1913 – ca. 1921)

The 1920 U.S. Census shows George and Alice Middleton as the owners of this house. George Middleton was 67, had been born in Texas to Alabama-born parents, and was a teamster with his own team. Alice Middleton was 47, had been born in Texas, and had no occupation listed. With them lived a grand-daughter, Inez Schulenburg, 4, who had been born in Texas.

The 1910 U.S. Census shows that George Middleton had been married before. He was living in Precinct 5 of Travis County, and was 58. He was born in Texas and was a laborer doing day work. The census report shows that George Middleton was on his third marriage. His wife's name was Lilly. She was also 58, had been born in Texas, and had no occupation listed. The census reports shows that this was her second marriage, and that she and George had been married for 14 years.

The 1900 U.S. Census shows George Middleton and his wife, Malinda, living on a farm in Williamson County, Texas, where George was a farmer and laborer. Malinda Middleton was born in 1864 in Texas. They had 3 children and 2 boarders living with them. Their children were Maud, born in 1885, Roy, born in 1889, and George, born in 1892. Their boarders were a 40-year old Kentucky-born farm laborer named James Thompson, and a 36-year old Mexican-born farm laborer named Louis Rames.

George Middleton died September 1, 1921. His death certificate shows that he was living at 2010 Garden Street at the time of his death. He was born in 1852 in Texas and was a teamster. There was no obituary in the Austin newspapers.

MRS. ALICE MIDDLETON

Mrs. Alice Middleton, 70, died at a local hospital Thursday at 8:30 p. m. A life-long resident of Austin, Mrs. Middleton had been ill for about a month.

Survivors are five sisters, Mrs. O. F. Pannell of Austin, Mrs. J. C. Chaney, Mrs. John Ross of Dallas, Mrs. G. J. Chittum of Abilene, Mrs. Viola Adcock of Beaumont; one brother, George Waldrop of Austin.

Funeral arrangements are incomplete, but will be announced later by Hyltin Funeral home.

Obituary of Alice Middleton
Austin American, May 23, 1941

MRS. ALICE MIDDLETON

Funeral services for Mrs. Alice Middleton will be held at the Hyltin Funeral home Saturday at 3 p. m. with the Rev. G. W. Walker officiating. Pallbearers will be her nephews. Burial will be in Oakwood cemetery.

Funeral notice for Alice Middleton
Austin American, May 24, 1941

Homer and Sallie Lankford (ca. 1943 – ca. 1952)

Homer Hamilton Lankford registered for the draft during World War I. He was living at Rockdale, Texas, and was born in 1886 at Beaukiss, Texas. He was a farmer for himself in Rockdale. He had a wife and 6 children. He was of medium height and build, and had brown eyes and black hair.

The 1940 U.S. Census shows H.H. and Villa Lankford living in a rented house at 1902 Garden Street in Austin. H.H. Lankford was 52, had been born in Texas, and was a barber. Villa

Lankford was 52, had been born in Texas, and had no occupation listed. They had 2 children listed with them: Louise, 13; and Harvey, 11.

The 1930 U.S. Census shows Homer H. and Villa Lankford living in a rented house on the Thorndale-Conoley Road in Milam County, Texas. Homer H. Lankford was 43, had been born in Texas, and was a farmer. Villa Lankford was 41, had been born in Texas, and had no occupation listed. They had 8 children: Louie, 17, a farm laborer; Aubrey, 15, a farm laborer; Sortie, 13; Mabel, 11; Ruth, 9; Alberta, 6; Louise, 3; and Harvey, 1. All of the children had been born in Texas.

His 1958 death certificate shows that Homer H. Lankford was living at 2306 Willow Street at the time of his death. He was born in 1886 in Texas, and was a barber.

HOMER H. LANKFORD

Funeral services for Homer H. Lankford will be held Friday at 11 a. m. at the Cook Funeral Home.

Lankford of 2306 Willow Street died in a local hospital Thursday. He has been a resident of Austin 30 years.

He is survived by his widow, Mrs. Sally Lankford; six daughters, Mrs. Alms Doherty, Mrs. Mable Copeland, Mrs. Louise Long, Mrs. Ruth Massey and Mrs. Alberta Blackwell of Austin and Mrs. Lottie Sharry of Clute; three sons, E. E. Lankford, and L. L. Lankford of Austin and E. H. Lankford of Houston; three stepdaughters, Mrs. Ida Hamby and Mrs. Margie Bunch of Austin and Mrs. Bernice Love of Sherman; four sisters, Mrs. Wiley Kethan of Huntsville, Mrs. Evie Lawhon and Mrs. Iris Kitchens of Thorndale; and Mrs. Lucy Woods of Georgetown; a brother, Ira Lankford of Jacksonville; 22 grandchildren and 10 great grandchildren.

Pallbearers will be Clark Blankenship, C. W. Boswell, Jerry Andrews, Leo Pollard, Rex Bateman and Leroy Farmer. Burial will be in Memorial Park.

Obituary of Homer H. Lankford
Austin American, June 6, 1958

Pablo and Tomasa Quiroz (ca. 1955 – ca. 2013)

Pablo Quiroz appears in the 1930 U.S. Census as the 1-year old son of Esteban and Maria C. Quiroz, who rented their home on the Dessau-Merrilltown Road in Travis County. Pablo was the youngest of the couple's 5 children, all of whom had been born in Texas. Both Esteban and Maria Quiroz had been born in Mexico. Esteban Quiroz is listed as a farmer.



**In Loving Memory of
Mr. Pablo C. Quiroz
March 2, 1930 - May 31, 2002**

Mr. Pablo C. Quiroz, 72, of Austin, passed away Friday, May 31, 2002.

Recitation of the rosary will be at 7:00 p.m. Sunday at the Angel Funeral Home.

Funeral mass will be celebrated at 10:00 a.m. Monday at Cristo Rey Catholic Church. Entombment will follow in Assumption Cemetery.

Mr. Quiroz is survived by his wife, Tommie Quiroz; son, Edward A. Quiroz, both of Austin; sisters, Rosa Agado, of Austin, Lucia Gonzalez, of Bastrop; brothers, Joe Quiroz, and Encarnación Quiroz, both of Austin; grandchildren, Edward Jon, Theresa, Angel, Edward, Jr., Lorraine, Brianna; and great-grandson, Jon Paul.

Serving as pallbearers will be Carlos Castro, Joseph Gil, Otis Gil, Chris Owens, Jerry Quiroz, and Johnny Zamarripa.

Please visit this obituary at angelfuneralhome.com

Angel^y
FUNERAL HOME
1600 S. 1st 441-9738

**Tomasa (Tommie)
Quiroz**

April 20, 1933-Jan 10, 2013

Preceded in death by husband Pablo and son, Edward. Survived by 6 grandchildren, 3 great-grandchildren, 3 sisters, 2 brothers.

Visitation, Sunday, Jan 13, 2013, 2:00 p.m. to 5:00 p.m. Rosary at 4:00 p.m. at Austin Peel and Son Funeral Home. Funeral services 9:30 a.m. Monday, Jan 14 at Austin Peel and Son. Mass at 10:00 a.m. at Christo Rey Catholic Church. Burial at Assumption Cemetery.



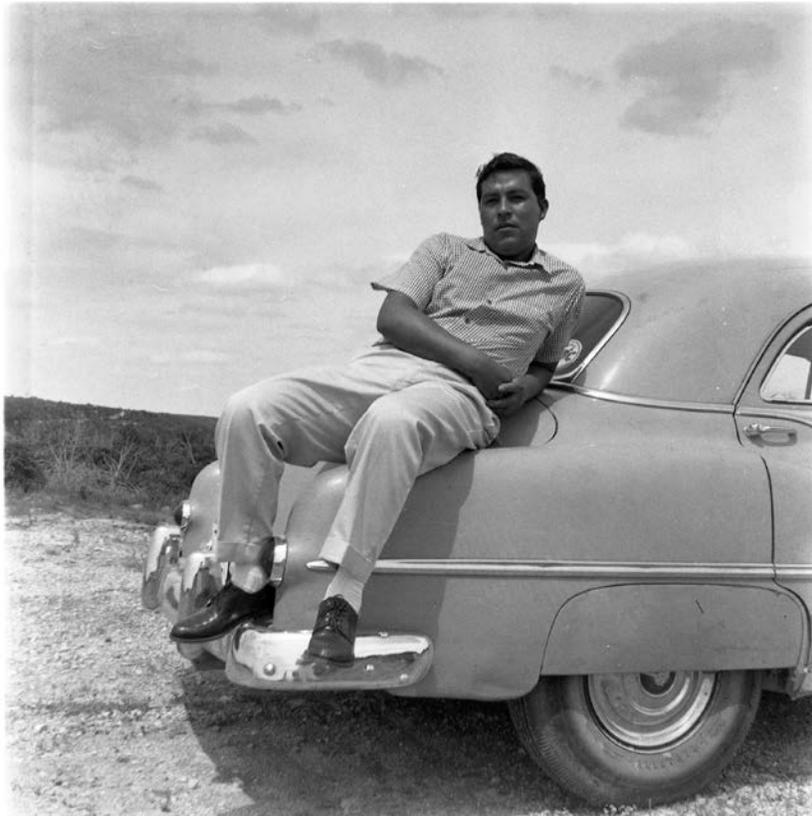
Obituary of Tomasa Quiroz
Austin American-Statesman, January 12, 2013



Quiroz family photograph, taken from the back yard of 1907 Holly Street in 1964. The house next door at 1909 Holly Street is at the right.



Quiroz family photograph – on the front porch of 1907 Holly Street – date unknown



Pablo Quiroz – Quiroz family photographs – date unknown.



Back yard view of 1907 Holly Street showing the shed (still extant) and the house that was moved onto the site to serve as Pablo Quiroz' auto repair garage (unknown date, but must be after 1971, as that was the year that the house was moved onto the property).

CONNECTING CHARGE \$ 1.20

Nº 8161

APPLICATION FOR SEWER CONNECTION.

Austin, Texas, 1-5- 1929

To the Superintendent of Sewer and Public Improvements,
City of Austin, Texas

Sir:— # 8408

I hereby make application for sewer connection and instructions on

premises owned by Henry Moore

at 1907 Adley Street

which place is to be used as a residence

In this place there are to be installed 3 fixtures.

I agree to pay the City Sewer Department the regular ordinance charge.

Respectfully, Henry Moore

Location of Public Sewer at 1911 St - 4 ft deep HSP

Connected 192

Size of Main _____ inches

Size of Service _____ inches

_____ Feet Deep

_____ Feet from Property Line

_____ Feet from Curb Line

Connection made by _____

Henry Moore

Sewer connection application for this address (1929)

CONNECTING CHARGE \$ 12.00

8408

APPLICATION FOR SEWER CONNECTION.

St 20th Austin, Texas. 4-10-1929

To the Superintendent of Sewer and Public Improvements,
City of Austin, Texas.

Sir:

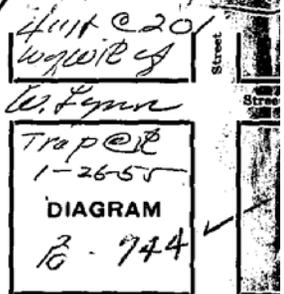
I hereby make application for sewer connection and instructions on premises owned by A. M. Monte at 1907 Holly Street Lot 5-BK 6 which place is to be used as a residence

In this place there are to be installed 3 fixtures.

I agree to pay the City Sewer Department the regular ordinance charge. I agree to pay to City of Austin
Respectfully,
1.00 per month until paid.
A. M. Monte

Location of Public Sewer Sewer on Holly 6-140

Connected 4-10-1929
Size of Main 36 inches
Size of Service 4 inches
8 Feet Deep inst.
35 Feet from Property Line
____ Feet from Curb Line



Connection made by Fermantorgis

Another sewer connection application for this address (1929)

Unless the Plumbing is done in strict accordance with City Ordinances, do not turn on the water.

PERMIT FOR WATER SERVICE AUSTIN, TEXAS

No. 8659

Sec. 19

M. Address 1907 Holly St.

Plumber Size of Tap 3/4" Date

Foreman's Report

Date of Connection 4-24-'32
 Size of Tap Made 3/4"
 Size Service Made 1"
 Size Main Tapped 6"
 From Front Prop. Line to Curb Cock 10'-6"
 From Prop. Line to Curb Cock
 Location of Meter 6' x 4' curb line
 Type of Box Lock
 Depth of Main in St. 30"
 Depth of Service Line 11'
 From Curb Cock to Tap on Main 22'
 Checked by Engr. Dept. 9-2-32 JCS

Size	No. Fittings	Curb Cock	Elbow	St. Elbow	Bushing	Reducer	Pipe	Lead Comp.	Nipples	Union	Plug	Tee	Stop	Box	Lid	Valves	Req. No.
							252										

INDEXED

Water service permit for this address (1932)

J. H. King 1907 Holly Street

16
~~20-A~~ 34 59 59 0

Popes Resub.

Move storage room onto lot

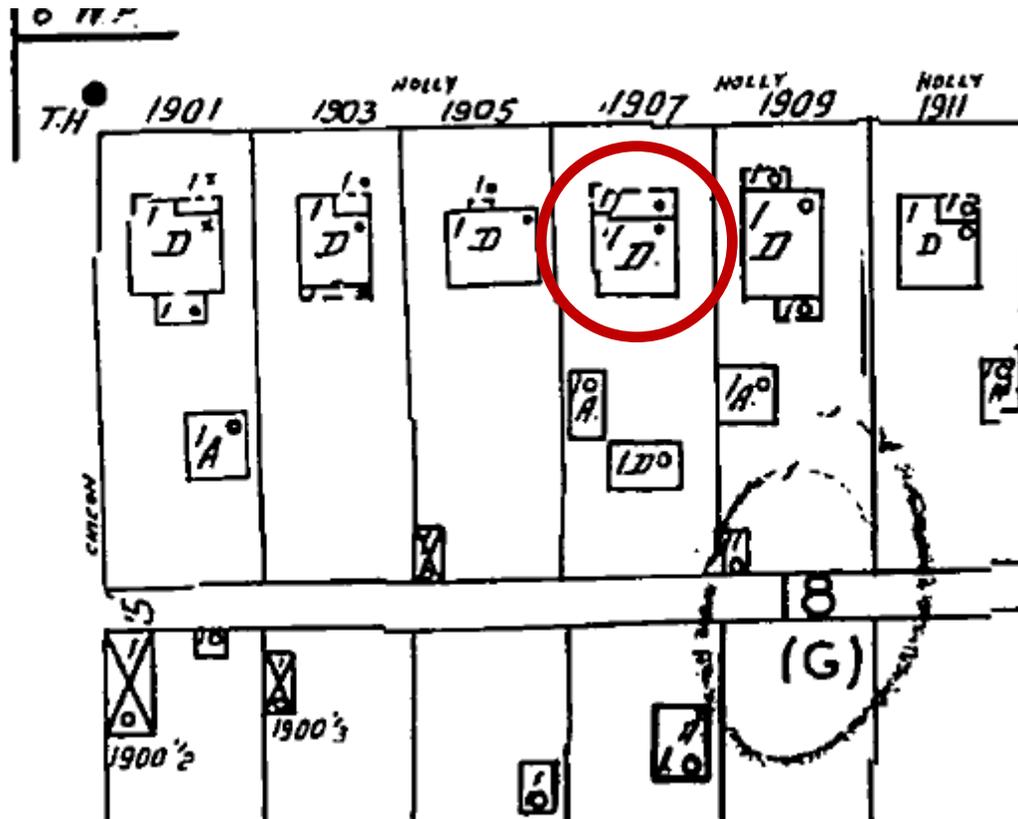
32445 12-26-46 \$25.00

Owner

None

5-21-71-Jesse J. Bartlett- 122077=House onto lot and repai

Building permit to move a storage room onto the lot (1946) and to move a house onto the lot (1971). It is believed that the house was used by Pablo Quiroz as his auto repair garage.



The 1962 Sanborn map shows a house with a full-width front porch on this site. This same footprint is shown on the maps of 1922 and 1935.