

## ZONING CHANGE REVIEW SHEET

**CASE NUMBER:** HDP-2018-0401

**HLC DATE:**

August 27, 2018

September 24, 2018

**PC DATE:**

**APPLICANT:** Historic Landmark Commission

**HISTORIC NAME:** Anderson-Benites House

**WATERSHED:** Boggy Creek

**ADDRESS OF PROPOSED ZONING CHANGE:** 1705 E. 6<sup>th</sup> Street

**ZONING FROM:** TOD-NP to TOD-H-NP

**SUMMARY STAFF RECOMMENDATION:** Staff cannot recommend the proposed zoning change to designate this house as a historic landmark. While the house has architectural significance, staff cannot justify the historical associations or community value aspects of the case moving forward. However, staff does strongly encourage the property owners to consider rehabilitation and re-use of this house, as it is one of the last remaining houses that tells the story of the E. 6<sup>th</sup> Street corridor.

**QUALIFICATIONS FOR LANDMARK DESIGNATION:**

Architecture, historical associations, and community value.

**HISTORIC LANDMARK COMMISSION ACTION:** **August 27, 2018:** Postponed the case to September 24, 2018. Vote: 6-0 (Reed, Papavasiliou, Tollett, and Valenzuela absent). **September 24, 2018:** Initiated historic zoning under the criteria for architecture, historical associations, and community value. Vote: 7-1 (Papavasiliou opposed; Brown and Hibbs absent).

**PLANNING COMMISSION ACTION:**

**DEPARTMENT COMMENTS:** The house is recommended for local landmark designation by the East Austin Historic Resources Survey (2016).

**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:** East Cesar Chavez Neighborhood Association

**BASIS FOR RECOMMENDATION:**

**Architecture:**

One-story, wing-and-gable plan, frame house with a partial-width shed-roofed, independent porch on turned wood posts with ornamental Italianate-style brackets; transom over the front door; single and paired 1:1 fenestration; stone foundation skirting.

**Historical Associations:**

The house appears to have been built around 1899; the first owners and occupants were Gus and Ida Anderson, who lived here until 1950. Gus Anderson was born in Sweden, and was a farm laborer before going to work as a fireman for the Austin and Northwestern Railroad, later the Houston and Texas Central Railroad, and later the Southern Pacific Railroad. He retired around 1936, and passed away in 1943. His widow, Ida, also born in Sweden, lived in this house until her death in 1952. One of their daughters, Edith, a public school teacher, lived here until the mid-1960s. The house was then purchased by Felix Benites and his wife, Louise, who lived here in their retirement. Felix Benites had a sewing machine repair business at the house.

**Community Value:**

The Commission voted to initiate the historic zoning case based upon community value as the house represents the lifestyle of Swedish immigrants to Austin, railroad workers who were very populous in this section of East Austin, and for the rapid disappearance of houses of this caliber and vintage on E. 6<sup>th</sup> Street.

**PARCEL NO.:** 0204080902

**LEGAL DESCRIPTION:** W CEN 56FT OF N158FT OF W 323FT OLT 6 DIVISION O

**ESTIMATED ANNUAL TAX ABATEMENT:** \$8,500 (owner-occupied); city portion: \$2,500 (capped).

**APPRAISED VALUE:** \$1,086,022

**PRESENT USE:** Residence

**CONDITION:** Fair to good.

**PRESENT OWNERS:**

Maurice, Fred, Alex, and Linda Benites  
1705 E. 6<sup>th</sup> Street  
Austin, Texas 78702

**DATE BUILT:** ca. 1899




**ALTERATIONS/ADDITIONS:** Modifications to windows and porch rails; stone foundation skirting.

**ORIGINAL OWNER(S):** Gus and Ida Anderson (1899)

**OTHER HISTORICAL DESIGNATIONS:** The house is recommended as a local landmark and as contributing to a potential historic district by the East Austin Historic Resources Survey (2016).

# LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 250'

## NOTIFICATIONS

CASE#: HDP-2018-0401

LOCATION: 1705 E 6TH 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.

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.





1705 E. 6<sup>th</sup> Street  
ca.1899



2008 photograph



2018 photographs





## OCCUPANCY HISTORY

### 1705 E. 6<sup>th</sup> Street

City Directory Research, Austin History Center  
By City Historic Preservation Office  
May, 2008

1987	Felix Benites, owner Retired
1977	Felix and Louise R. Benites, owners No occupation listed
1967	The address is not listed. Felix and Louise Benites are listed as living at 1204 Short Hackberry Street; he was employed as a mechanic for Ellis & Salazar.
1957	Edith M. Anderson, owner Teacher, public schools
1947	Mrs. Ida Anderson, owner Widow, Gus S. Anderson No occupation listed Also listed is Edith Anderson, a teacher at Austin High School.
1940	Gus S. and Ida H. Anderson, owners No occupation listed
1937	Gus S. and Ida H. Anderson, owners No occupation listed
1935	Gus S. and Ida H. Anderson, owners Fireman, Southern Pacific Railroad NOTE: The house is listed as 1803 E. 6 <sup>th</sup> Street.
1932-33	Gus S. and Ida H. Anderson, owners Fireman, Southern Pacific Railroad NOTE: The house is listed as 1803 E. 6 <sup>th</sup> Street.
1930-31	Gus S. and Ida H. Anderson, owners Fireman, Southern Pacific Railroad NOTE: The house is listed as 1803 E. 6 <sup>th</sup> Street.
1929	Gus S. and Ida H. Anderson, owners Fireman, Southern Pacific Railroad NOTE: The house is listed as 1803 E. 6 <sup>th</sup> Street.
1927	Gus S. and Ida H. Anderson, owners Fireman, Southern Pacific Railroad NOTE: The house is listed as 1803 E. 6 <sup>th</sup> Street.
1924	Gus S. and Ida H. Anderson, owners Fireman, Southern Pacific Railroad NOTE: The house is listed as 1803 E. 6 <sup>th</sup> Street.

- 1922 Gus S. and Ida H. Anderson, owners  
Fireman, Southern Pacific Railroad  
NOTE: The house is listed as 1803 E. 6<sup>th</sup> Street.
- 1920 Gus S. and Ida H. Anderson, owners  
Fireman, Houston and Texas Central Railroad  
NOTE: The house is listed as 1803 E. 6<sup>th</sup> Street.
- 1918 Gus S. and Ida H. Anderson, owners  
Fireman, Houston and Texas Central Railroad  
NOTE: The house is listed as 1803 E. 6<sup>th</sup> Street.
- 1916 Gus S. and Ida H. Anderson, owners  
Fireman, Houston and Texas Central Railroad  
NOTE: The house is listed as 1803 E. 6<sup>th</sup> Street.
- 1914 Gus S. Anderson  
Fireman, Houston and Texas Central Railroad  
NOTE: The house is listed as 1803 E. 6<sup>th</sup> Street.
- 1912-13 Gus S. Anderson  
Fireman, Houston and Texas Central Railroad  
NOTE: The house is listed as 1803 E. 6<sup>th</sup> Street.
- 1910-11 Gus S. Anderson  
Fireman, Houston and Texas Central Railroad  
NOTE: The house is listed as 1803 E. 6<sup>th</sup> Street.
- 1906-07 Gus S. Anderson  
Fireman, Houston and Texas Central Railroad  
NOTE: The house is listed as 1803 E. 6<sup>th</sup> Street.
- 1905 Gus S. Anderson  
Fireman, Houston and Texas Central Railroad  
NOTE: The house is listed as 1803 E. 6<sup>th</sup> Street.
- 1900-01 Gus S. Anderson  
Fireman, Austin and Northwestern Railroad  
NOTE: The house is listed as 1803 E. 6<sup>th</sup> Street.
- 1898-99 Gus S. Anderson is listed as a fireman for the Austin and Northwestern Railroad, residing at 1013 E. 8<sup>th</sup> Street.

### **BIOGRAPHICAL NOTES:**

#### **Gus and Ida Anderson (ca. 1899 – ca. 1952)**

The 1880 U.S. Census lists Gus Anderson as a 17-year old farm laborer who had been born in Sweden, and living in Austin.

The 1900 U.S. Census lists Gus and Ida Anderson residing at 1803 E. 6<sup>th</sup> Street, the former address for this house, with two daughters, Adga, 6 and Edith, 1. Gus was 35; Ida was 32. Both had been born in Sweden, but their daughters had both been born in Texas. Gus immigrated to the United States in 1887; Ida immigrated in 1885. Gus worked as a locomotive fireman.

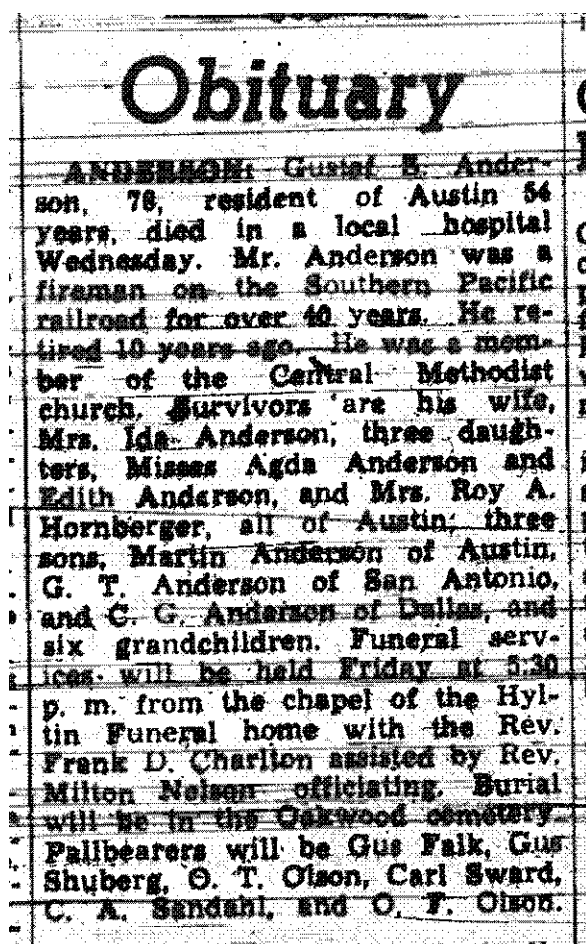
The 1910 U.S. Census shows Gus and Ida Anderson at 1803 E. 6<sup>th</sup> Street, the former address for this house. They had six children as well as Louise Johnson, Ida's 69-year old mother living

with them. All of the adults had been born in Sweden; the children had all been born in Texas. Gus is listed as a locomotive fireman.

The 1930 U.S. Census still finds Gus and Ida Anderson at 1803 E. 6<sup>th</sup> Street with two unmarried daughters. Gus worked as a train fireman; the youngest daughter worked as a stenographer.

Gus S. and Ida Anderson appear in the 1940 U.S. Census as the owners of this house, which was worth \$3,000. Gus S. Anderson was 75, had been born in Sweden, and had no occupation listed. Ida Anderson was 72, had been born in Sweden, and had no occupation listed. With them lived two daughters: Agda, 47, who had no occupation listed; and Ida Louise, 32, a stenographer at the State Capitol. Both daughters had been born in Texas.

Gustaf S. Anderson died September 1, 1943 while living in this house. He was born in Sweden in 1864, and was a retired railroad fireman. Ida Helen Anderson died in May, 1952, while living at this address. She was a widowed housewife who had been born in Sweden in 1867.



Obituary of Gus S. Anderson  
Austin Statesman, September 2, 1943



**MRS. IDA HELEN ANDERSON**

Mrs. Ida Helen Anderson, widow of the late Gus. S. Anderson, died at her home, 1705 East Sixth, Tuesday.

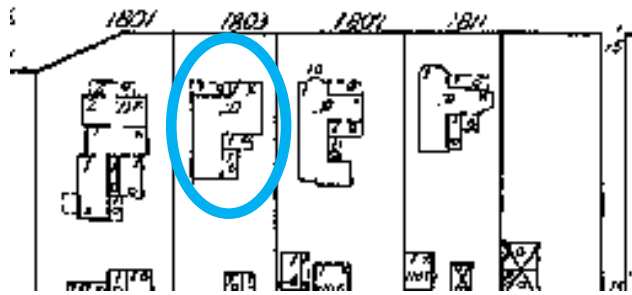
She had been a resident of Austin for 64 years and was a member of the Central Methodist Church.

She is survived by three daughters, Miss Ogda R. Anderson and Miss Edith M. Anderson, both of Austin, and Mrs. Loraine Hornberger of Corpus Christi; three sons, Theodore Anderson of San Antonio, Clarence Anderson of Dallas, and Martin Anderson of Austin; two brothers, August A. Johnson of Austin and Alfred Johnson of Fort Worth; five grandsons and one granddaughter.

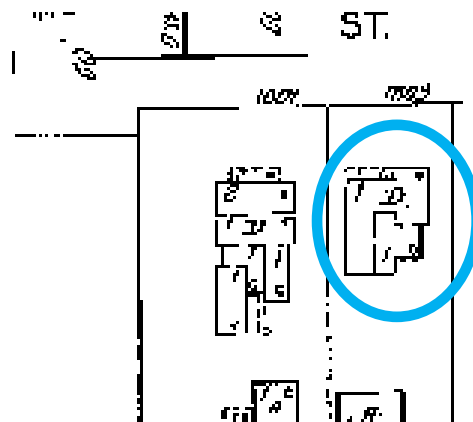
Funeral services will be held at 4:30 p. m. Wednesday from the Cook Funeral Home, with the Rev. Will-Matthis Dunn officiating, assisted by the Rev. O. E. Lindstrom of La Grange.

Burial will be in the Oakwood Cemetery.

Obituary of Ida Helen Anderson  
Austin Statesman, May 6, 1952



The 1922 Sanborn map shows the house with its former address of 1803 E. 6<sup>th</sup> Street.



The 1935 Sanborn map shows greater infill at the back of the house and the existing outbuilding at the rear of the lot. The same configuration is shown on the 1962 map.

OWNER	Felix Benites	ADDRESS	1705 East 6th Street
FLAT	23	LOT	S ½ of L. #6
SUBDIVISION	Gustaf S. Anderson	BLK	
OCCUPANCY	Bedroom	OWNERS	
BLD PERMIT #	110370	DATE	11-4-68
CONTRACTOR	Owner	ESTIMATE	\$200.00
WATER TAP REC #	Exist	NO. OF FIXTURES	--
SEWER TAP REC #	Exist		
Frame addn to side of residence and remodel			
96 Sq. Ft.			
10-24-72-132502-Felix Benites-frn acc bldg. 160 sq.ft.			

Building permit to Felix Benites for a frame addition (1968) and for a frame accessory building (1972)