

**Zoning Public Hearing  
CITY OF AUSTIN  
RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: Z-5  
AGENDA DATE: Thu 02/12/2004  
PAGE: 1 of 1**

**SUBJECT:** C14H-03-0022 - Adams House. Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 2200 Windsor Road from family residence (SF-3) district to family residence-historic (SF-3-H) combining district. Historic Landmark Commission Recommendation: To grant family residence-historic (SF-3-H) combining district. Zoning and Platting Commission Recommendation: To grant family residence-historic (SF-3-H) combining district. Applicant: John and Karen Oswalt (owners). City Staff: Steve Sadowsky, Historic Preservation Office, Transportation, Planning and Sustainability Department, 974-6454.

<b>REQUESTING</b>	Transportation, Planning	<b>DIRECTOR'S</b>
<b>DEPARTMENT:</b>	and Sustainability	<b>AUTHORIZATION:</b> <u>Austan Librach</u>

## **ZONING CHANGE REVIEW SHEET**

**CASE NUMBER:** C14H-03-0022

**H.L.C. DATE:**

October 27, 2003

**ZAP DATE:**

November 18, 2003

January 6, 2004

**AREA:** 18,472 square feet

**APPLICANT:** John and Karen Oswalt

**AGENT:** NA

**HISTORIC NAME:** Adams House

**WATERSHED:** Shoal Creek

**ADDRESS OF PROPOSED ZONING CHANGE:** 2200 Windsor Road

**ZONING FROM:** SF-3

**ZONING TO:** SF-3-H

**SUMMARY STAFF RECOMMENDATION:** Staff recommends the proposed zoning change from SF-3, single family residence district, to SF-3-H, family residence-historic combining district zoning.

**HISTORIC LANDMARK COMMISSION ACTION:** Recommended the proposed zoning change from single family residence (SF-3) district to single family residence-historic (SF-3-H) combining district zoning, based upon Historic Landmark Designation Criteria 1, 3, 6, 9, 11, and 12, by consent. Vote: 8-0-1 (Bunton abstaining, Fowler absent).

**ZONING AND PLATTING COMMISSION ACTION:** Postponed to January 6, 2004 by Commission. **January 6, 2004:** Recommended the proposed zoning change from single family residence (SF-3) district to single family residence-historic (SF-3-H) combining district zoning, by consent. Vote: 9-0.

**DEPARTMENT COMMENTS:**

The Adams House is listed as contributing to the Old West Austin National Register Historic District. The house is located outside of the bounds of the Comprehensive Cultural Resources Survey (1984).

**CITY COUNCIL DATE:** February 12, 2004

**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:**

Old Enfield Homeowners' Association

**BASIS FOR RECOMMENDATION:**

The ca. 1928 Adams House on Windsor Road is an excellent example of the Tudor Revival style, and was for over 50 years the home of Fred W. Adams, the proprietor of Adams Extract, a major local food flavor manufacturer.

The Adams House meets Historic Landmark Designation Criteria 1, 3, 6, 9, 11, and 12.

***(1) Character, interest, or value as part of the development, heritage or cultural characteristics of the City of Austin, State of Texas, or the United States.***

The ca. 1928 Adams House was one of the first houses built in Enfield D, a residential enclave for the well-to-do platted in 1929 by William Murray Graham, president of the Westenfield Development Company. Westenfield was one of Graham's real estate ventures, stemming from his presidency of the Enfield Realty and Home Building Company, founded in 1916 by the grandchildren of Governor Elisha M. Pease on the family's land. Graham hired noted local architect Hugo Kuehne to design Enfield with small island parks, curvilinear streets, and irregular lot sizes to emphasize the natural beauty of the area in accordance with the principles of the City Beautiful Movement of the early twentieth century. Lots in Enfield D carried restrictions requiring the construction of two-story single-family homes which had to cost at least \$15,000 to build. Fences were prohibited in the subdivision, and the houses had to be set back 60 feet from the street. These covenants resulted in an exclusive upper-class neighborhood, the first in Austin to carry the deed restrictions to ensure a uniform, exclusively residential district.

The Adams House may have been built before Enfield D was platted in 1929. The Westenfield Development Company sold the property to Graham in March, 1928 for \$23,500, indicating that the house was already built.

***(3) Embodiment of distinguishing characteristics of an architectural type or specimen.***

The Adams House is a classic example of the Tudor Revival style applied to a large house. The house features an asymmetrical façade, a steeply pitched roof, multiple gables, a prominent Tudor arch at the principal entry, the use of mixed media in the limestone and brick exterior walls, and faux half-timbering and stucco infill in the tympanum of the gables. Generally based upon a broad array of Medieval English archetypes, the American interpretation of the Tudor Revival style evokes suburban ideals of home life, strength, and tradition.

Although the architect of the Adams House remains unknown, the decorative ironwork on the house, and the lanterns on the property were crafted by the Weigl Iron Works of Austin.

The landscaping of the Adams House embodies the ideals of the City Beautiful Movement and private suburban development. Taking advantage of its location on a rise above Shoal Creek, the yard contains many large trees, a fountain, decorative lanterns, and terraces.

***(6) Relationship to other distinctive buildings, sites or areas which are eligible for preservation according to a plan based on architectural, historical or cultural motif.***

The house contributes to the Old West Austin National Register Historic District.

***(9) Exemplification of the cultural, economic, social, ethnic or historical heritage of the city, state or the United States.***

The Adams House is an excellent example of the type of housing designed for the upper classes in the mid-1920s. Its location in an exclusively residential neighborhood, its Tudor Revival style, and its large size all attest to the tastes of the prosperous classes of the 1920s.

***(11) Identification with a person or persons who significantly contributed to the culture and development of the city, state or United States.***

**William Murray and Helen Hood Graham** were the first occupants of the house, purchasing the property in March, 1928. Graham was part owner of the Enfield Realty and Home Building Company and the Westenfield Development Company, which developed most of West Austin in the 1920s, 1930s, and 1940s. Graham and his family lived in the house from 1928 to 1930.

**Frederick Ward and Mattie Adams** purchased the property in 1933. Fred W. Adams (1891-1980) came with his parents to Texas in 1905, settling in Beeville. His father, John Anderson Adams, developed a vanilla extract recipe, and established a business to manufacture and sell vanilla extract in 1909. Fred Adams moved to Austin in 1912 to attend the University of Texas, where he was the school's first recipient of a bachelor's degree in business administration in 1917. He purchased the Adams Extract Company from his father in 1922, and moved the business to Austin, establishing a plant at 909 West 23<sup>rd</sup> Street. Adams expanded the business in the 1920s and marketed the extract to major grocery chains. By the 1940s, Adams Extract was producing extracts of various flavors and had expanded their plant to two stories. By the early 1950s, the company had outgrown its original plant and moved to a state-of-the-art factory in far South Austin.

Adams was also well-known for his local philanthropy, donating \$10,000 for improvements to Adams-Hemphill Park on either side of Waller Creek. He owned the Bremond Mansion, and donated it to the YMCA, stipulating that it be preserved. He was a trustee of Austin College and built the campus hospital, which bears his name.

Mattie Adams was well-respected as a founding member of the Women's Symphony League, and a lifelong member of the Austin Woman's Club.

*(12) A building or structure that because of its location has become of value to a neighborhood, community area, or the city.*

The house is prominently sited on a branch of Windsor Road, facing Pease Park.

**PARCEL NO.:** 01130107050000

**DEED RECORD:** Vol. 13328, p. 1349

**ANNUAL TAX ABATEMENT:** \$16,553 (owner-occupied rate)

**APPRAISED VALUE:** \$1,177,436

**PRESENT USE:** Residential

**CONSTRUCTION/DESCRIPTION:** Two-and-a-half story irregular-plan multiple-gabled Tudor Revival-styled residence with Austin common brick and limestone walls, false half-timbering in the gables, and wood-frame fenestration.

**CONDITION:** Excellent

**PRESENT OWNERS**

John D. and Karen Oswalt

**ADDRESS**

2200 Windsor Road, 78703

**TELEPHONE**

**DATE BUILT:** ca. 1928

**ALTERATIONS/ADDITIONS:** Half-circle concrete driveway, rear addition, and attached garage constructed in 1992.

**ORIGINAL OWNER(S):** William Murray and Helen Hood Graham (1928)

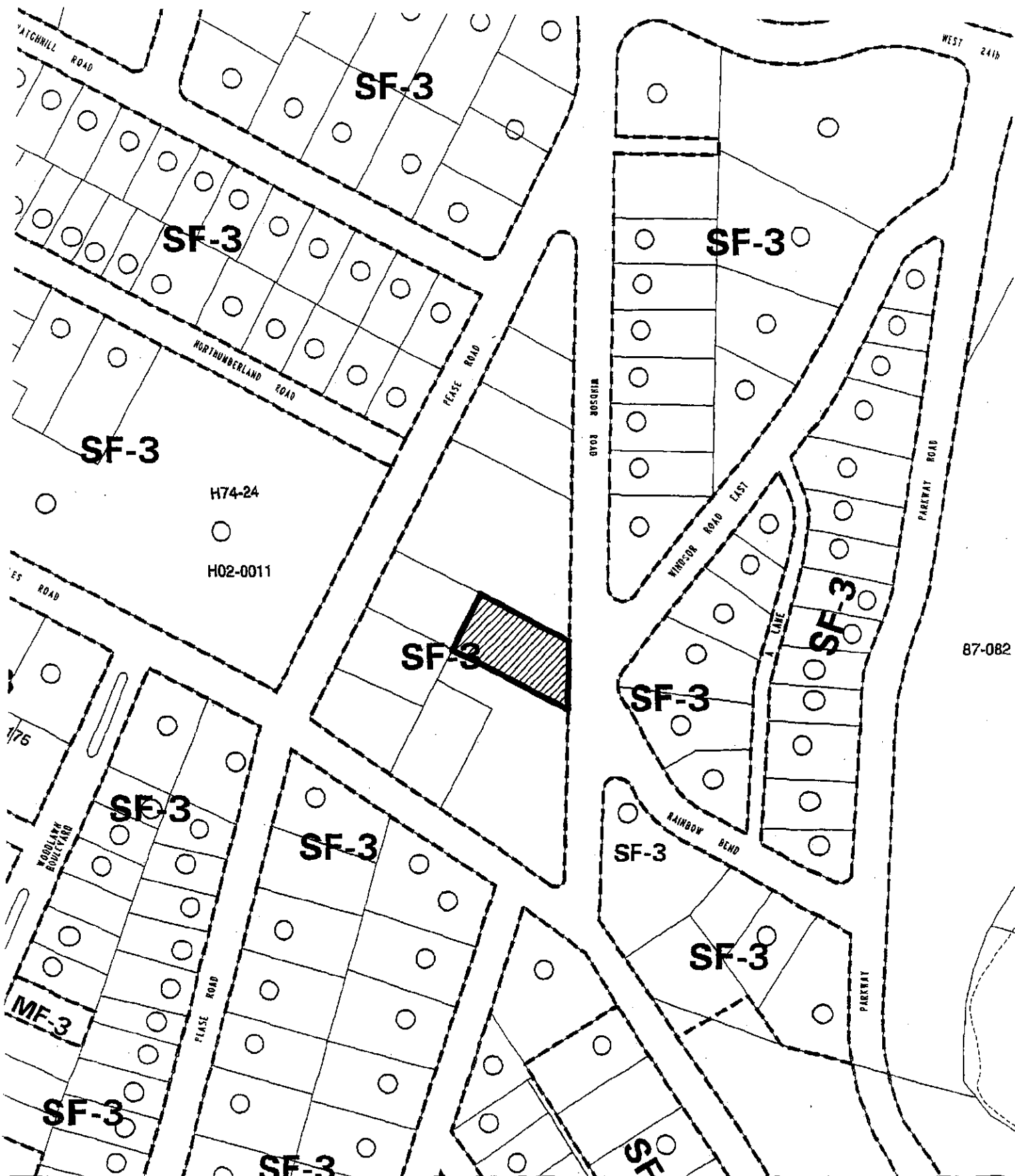
**OTHER HISTORICAL DESIGNATIONS:**





NATIONAL REGISTER: No

RECORDED TEXAS LANDMARK: No

NATIONAL LANDMARK: No

LOCAL SURVEYS: Yes, the house is listed as contributing to the Old West Austin National Register Historic District.



 1" = 200'	<p>SUBJECT TRACT </p> <p>PENDING CASE </p> <p>ZONING BOUNDARY </p> <p>CASE MGR: S. SADOWSKY</p>	<p><b>HISTORIC ZONING</b></p> <p>CASE #: C14H-03-0022</p> <p>ADDRESS: 2200 WINDSOR RD</p> <p>SUBJECT AREA (acres): N/A</p>	<p><b>CITY GRID REFERENCE NUMBER</b></p> <p>H24</p>
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DATE: 03-10

INTLS: SM

## A. APPLICATION FOR HISTORIC ZONING

### PROJECT INFORMATION:

DEPARTMENTAL USE ONLY	
APPLICATION DATE: <u>10/08/03</u>	FILE NUMBER(S): <u>C14-03 022</u>
TENTATIVE HLC DATE: _____	
TENTATIVE PC or ZAP DATE: _____	
TENTATIVE CC DATE: _____	CITY INITIATED: YES/NO
CASE MANAGER: <u>Shawn S</u>	ROLLBACK: YES/NO
APPLICATION ACCEPTED BY: <u>Shawn</u>	

### BASIC PROJECT DATA:

1. OWNER'S NAME: <u>John D. and Karen R. Oswalt</u>	
2. PROJECT NAME: <u>The Fred W. and Marrie G. Adams House</u>	
3. PROJECT STREET ADDRESS (or Range): <u>2200 Windsor Road</u>	
ZIP: <u>78703</u>	COUNTY: <u>Travis</u>
IF PROJECT ADDRESS CANNOT BE DEFINED ABOVE:	
LOCATED _____ FRONTAGE FEET ALONG THE <u>N. S. E. W.</u> (CIRCLE ONE) SIDE OF	
APPROXIMATELY _____ (ROAD NAME PROPERTY FRONTS ONTO), WHICH IS	
INTERSECTION WITH _____	DISTANCE FROM ITS CROSS STREET.

### AREA TO BE REZONED:

4. ACRES <u>.45 acres</u>		(OR)	SQ.FT. <u>4,378</u>		
5. ZONING AND LAND USE INFORMATION:					
EXISTING ZONING	EXISTING USE	TRACT# (IF MORE THAN 1)	ACRES / SQ. FT.	PROPOSED USE	PROPOSED ZONING
<u>SE-3</u>	<u>Residential</u>	_____	<u>.45/4,378</u>	<u>Historic</u>	<u>H</u>
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

### RELATED CURRENT CASES:

6. ACTIVE ZONING CASE? (YES/NO) <u>(NO)</u>	FILE NUMBER: _____
7. RESTRICTIVE COVENANT? (YES/NO) <u>(NO)</u>	FILE NUMBER: _____
8. SUBDIVISION? (YES/NO) <u>(NO)</u>	FILE NUMBER: _____
9. SITE PLAN? (YES/NO) <u>(NO)</u>	FILE NUMBER: _____

**PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):**

**10a. SUBDIVISION REFERENCE:** Name: Enfield D  
Block(s) \_\_\_\_\_ Lot(s) 5 Outlot(s) \_\_\_\_\_  
Plat Book: \_\_\_\_\_ Page \_\_\_\_\_  
Number: \_\_\_\_\_  
**10b. METES AND BOUNDS** (Attach two copies of certified field notes if subdivision reference is not available or zoning includes partial lots)

**DEED REFERENCE CONVEYING PROPERTY TO PRESENT OWNER AND TAX PARCEL I.D.:**

**11. VOLUME:** 13328 **PAGE:** 1349 **TAX PARCEL I.D. NO.** 01130107050000

**OTHER PROVISIONS:**

**12. IS PROPERTY IN A ZONING COMBINING DISTRICT / OVERLAY ZONE?** YES ☒ NO  
TYPE OF COMBINING DIST/OVERLAY ZONE (NCCD, NP, etc) \_\_\_\_\_  
**13. LOCATED IN A LOCAL OR NATIONAL REGISTER HISTORIC DISTRICT?** YES ☒ NO  
**14. IS A TIA REQUIRED?** YES ☒ NO (NOT REQUIRED IF BASE ZONING IS NOT CHANGING)  
TRIPS PER DAY: \_\_\_\_\_  
TRAFFIC SERIAL ZONE(S): \_\_\_\_\_

**OWNERSHIP TYPE:**

**15.** ☐ SOLE ☒ COMMUNITY PROPERTY ☐ PARTNERSHIP ☐ CORPORATION ☐ TRUST  
If ownership is other than sole or community property, list individuals/partners/principals below or attach separate sheet.

**OWNER INFORMATION:**

**16. OWNER CONTACT INFORMATION**  
SIGNATURE: \_\_\_\_\_ NAME: John D. and Karen R. Oswalt  
FIRM NAME: \_\_\_\_\_ TELEPHONE NUMBER: 512.476.2050  
STREET ADDRESS: 2200 Windsor Road  
CITY: Austin STATE: Texas ZIP CODE: 78703  
EMAIL ADDRESS: \_\_\_\_\_

**AGENT INFORMATION (IF APPLICABLE):**

**17. AGENT CONTACT INFORMATION**  
SIGNATURE: [Signature] NAME: Amy E. Dase  
FIRM NAME: Prewitt and Associates, Inc. TELEPHONE NUMBER: 512.459.3349 x224  
STREET ADDRESS: 7701 North Lamar Suite 104  
CITY: Austin STATE: Texas ZIP CODE: 78752  
CONTACT PERSON: \_\_\_\_\_ TELEPHONE NUMBER: \_\_\_\_\_  
EMAIL ADDRESS: adase@paiarch.com

**DEPARTMENTAL USE ONLY:** \_\_\_\_\_



## D. SUBMITTAL VERIFICATION AND INSPECTION AUTHORIZATION

### SUBMITTAL VERIFICATION

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that proper City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc., may delay the proper review of this application.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND  
INDICATE FIRM REPRESENTED, IF APPLICABLE.

  
Signature

9-22-03  
Date

Amy E. Dase, Historian  
Name (Typed or Printed)

Prewitt and Associates, Inc.  
Firm (If applicable)

### INSPECTION AUTHORIZATION

As owner or authorized agent, my signature authorizes staff to visit and inspect the property for which this application is being submitted.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND  
INDICATE FIRM REPRESENTED, IF APPLICABLE.

  
Signature

9-22-03  
Date

John D. Oswalt and Karen R. Oswalt  
Name (Typed or Printed)

Firm (If applicable)

## E. ACKNOWLEDGMENT FORM

concerning  
Subdivision Plat Notes, Deed Restrictions,  
Restrictive Covenants  
and / or  
Zoning Conditional Overlays

I, John D. and Karen Oswalt have checked for subdivision plat notes, deed restrictions,  
(Print name of applicant)

restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions i.e. height, access, screening etc. on this property, located at

2200 Windsor Road, Austin, Travis County  
(Address or Legal Description)

If a conflict should result with the request I am submitting to the City of Austin due to subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays it will be my responsibility to resolve it. I also acknowledge that I understand the implications of use and/or development restrictions that are a result of a subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays.

I understand that if requested, I must provide copies of any and all subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlay information which may apply to this property.

Karen Oswalt  
(Applicant's signature)

9.22.03  
(Date)

TAX CERTIFICATE  
Nelda Wells Spears  
Travis County Tax Assessor-Collector  
P.O. Box 1748  
Austin, Texas 78767  
(512) 854-9473

NO 39394

ACCOUNT NUMBER: 01-1301-0705-0000

PROPERTY OWNER:

OSWALT JOHN D & KAREN R OSWALT  
2200 WINDSOR RD  
AUSTIN, TX 78703-3115

PROPERTY DESCRIPTION:

LOT 5  
ENFIELD D

ACRES 0.000 MIN% .00000 TYPE

SITUS INFORMATION: 002200 WINDSOR RD 00000

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2002	AUSTIN ISD	*ALL PAID*
	CITY OF AUSTIN (TRAV)	*ALL PAID*
	TRAVIS COUNTY	*ALL PAID*
	ACC (TRAVIS)	*ALL PAID*
TOTAL SEQUENCE 0		*ALL PAID*
TOTAL TAX:		*ALL PAID*
UNPAID FEES:		* NONE *
INTEREST ON FEES:		* NONE *
COMMISSION:		* NONE *
TOTAL DUE ==>		*ALL PAID*

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2002 EXCEPT FOR UNPAID YEARS LISTED ABOVE.

TAXES PAID FOR YEAR 2002 \$30,151.18

The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).

Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 09/15/2003

Fee Paid: \$10.00

Nelda Wells Spears  
Tax Assessor-Collector

By:

*Kelly G MacDonell*

Deed Chronology for Lot 5, Enfield D, 2200 Windsor Road

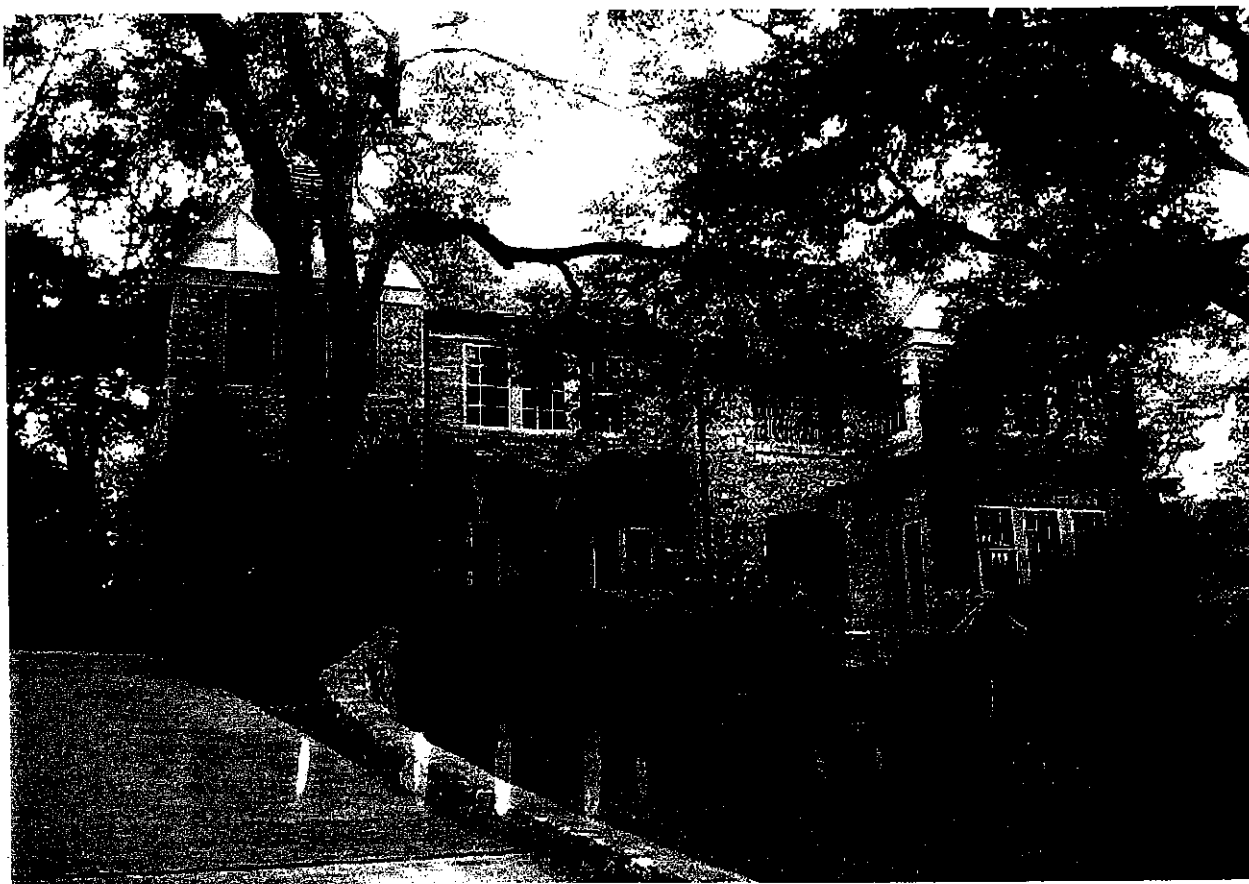
Grantor/Grantee	Date	Price	Volume/Page
Westenfield Development Company/W. M. and Helen Hood Graham	3-21-1928	\$ 23,500	418/16
W. M. and Helen Hood Graham/Wayland C. and Luruth Smith Rivers	9-6-1930	\$ 27,500	459/70
W. C. and Luruth Smith Rivers/Fred W. Adams	10-26-1933	\$ 9,510	497/148
Adams Heirs/YMCA of Austin	7-30-1990	NA	11262/75
YMCA of Austin/Dalton L. and Mary Jane Jones	3-27-1992	\$383,160	11662/1375
Dalton and Mary Jane Jones/John D. and Karen R. Oswalt	12-10-1998	\$725,000	13328/1349

Occupancy History for 2200 Windsor Road				
Year	Occupant Name	Address	Occupation	Source
1922-28	No record			city directory
1929	W. M. Graham	1410 Windsor Rd.	president, Enfield Realty & Home Building Co., Westernfield Development, Enfield Insurance Agency	city directory
1930-31	Wayland C. Rivers	1410 Windsor Rd.	not listed	city directory
1932-33	Wayland C. Rivers (LaRuth)	1410 Windsor Rd.	Texas Tobacco Co.	city directory
1935	Fred W. Adams (Mattie) rear Louise Fischer	1410 Windsor Rd.	proprietor Adams Extract Co.	city directory
1937-53	Fred W. Adams (Mattie G.) rear Louise Fischer	2200 Windsor Rd. 2200 Windsor Rd.	proprietor Adams Extract Co. housekeeper	city directory city directory
1954	Fred W. Adams (Mattie G.) Fred W. Adams Jr. (Lorraine)	2200 Windsor Rd.	Adams Extract Co. Adams Extract Co.	city directory
1957	Fred W. Adams (Mattie G.)	2200 Windsor Rd.	Adams Extract Co.	city directory
1958	No record			
1959-71	Fred W. Adams (Mattie G.)	2200 Windsor Rd.	Adams Extract Co.	city directory
1973-79	Fred W. Adams (Mattie G.)	2200 Windsor Rd.	retired	city directory
1980-86	Mattie G. Adams	2200 Windsor Rd.	not listed	city directory
1987-89	Ben Y. Mason (Jane)	2200 Windsor Rd.	CCU	city directory
1989-90	Jay Rambin	2200 Windsor Rd.	not listed	criss-cross directory
1990	vacant	2200 Windsor Rd.	not listed	city directory

1992	Jerry L. Johnson	2200 Windsor Rd.	not listed	city directory
1992-93	A. T. Perry	2200 Windsor Rd.	not listed	criss-cross directory
1993-94	no listing	2200 Windsor Rd.	not listed	criss-cross directory
1994-97	Dalton L. and Mary Jones	2200 Windsor Rd.	not listed	criss-cross directory
1998-2003	John D. and Karen Oswalt	2200 Windsor Rd.	not listed	city directory

DATE: 7/2003

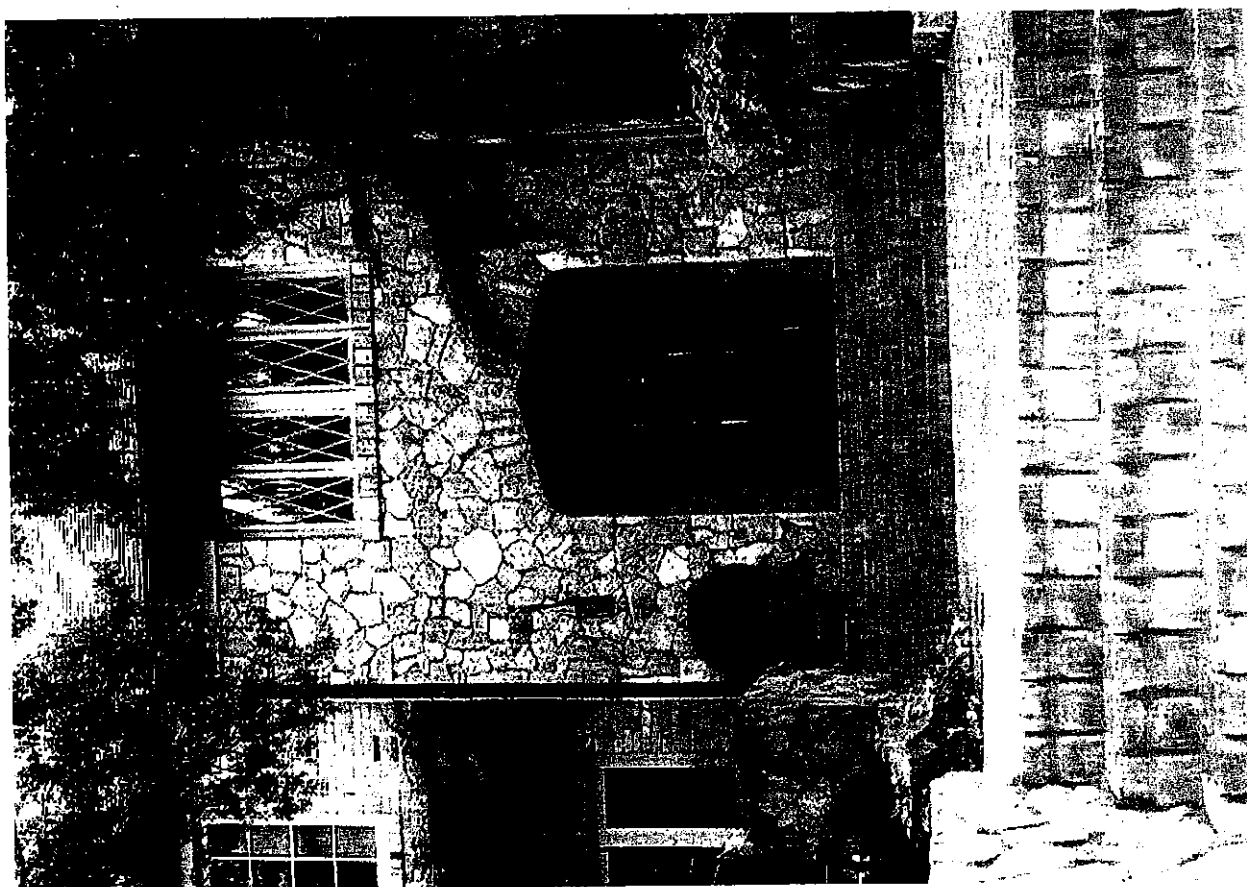
ASSIGNMENT: Adair's House, 2200 Windsor Road, Austin



DATE 7/2003

ASSIGNMENT

Adams House, 2200 Windsor Road, Austin





DATE: 7/2003

ASSIGNMENT:

Adams House, 2200 Windsor Road, Austin



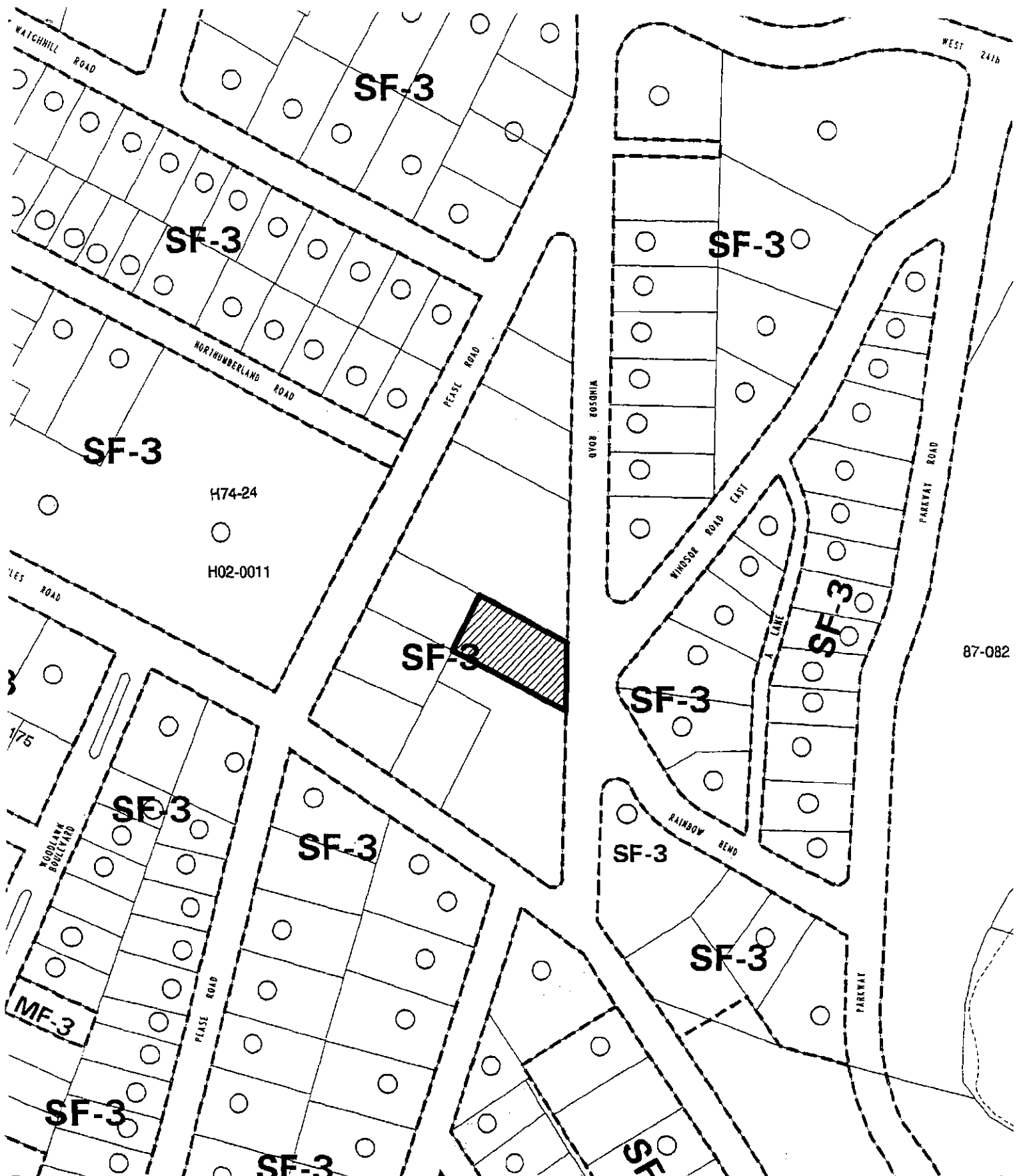
712003

ADAMS HOUSE

Adams House, 2200 Windsor Road, Austin







	<p>SUBJECT TRACT </p> <p>PENDING CASE </p> <p>ZONING BOUNDARY </p> <p>CASE MGR: S. SADOWSKY</p>	<p>HISTORIC ZONING EXHIBIT A</p> <p>CASE #: C14H-03-0022</p> <p>ADDRESS: 2200 WINDSOR RD</p> <p>SUBJECT AREA (acres): N/A</p> <p>DATE: 03-10</p> <p>INTLS: SM</p>	<p>CITY GRID REFERENCE NUMBER</p> <p>H24</p>
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