

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



**AGENDA ITEM NO.: Z-6
AGENDA DATE: Thu 02/12/2004
PAGE: 1 of 1**

SUBJECT: C14H-03-0023 - Lucille Fisher House. Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 1505 Wooldridge Drive 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: O.B. Jackson, Jr. (owner). City Staff: Steve Sadowsky, Historic Preservation Office, Transportation, Planning and Sustainability Department, 974-6454.

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

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-03-0023

H.L.C. DATE: October 27, 2003
ZAP DATE: November 18, 2003
January 6, 2004

AREA: 20,249 square feet

APPLICANT: O.B. Jackson, Jr.

AGENT: NA

HISTORIC NAME: Lucille Fisher House

WATERSHED: Shoal Creek

ADDRESS OF PROPOSED ZONING CHANGE: 1505 Wooldridge Drive

ZONING FROM: SF-3

ZONING TO: SF-3-H

SUMMARY STAFF RECOMMENDATION: Staff recommends the proposed zoning change from single family residence (SF-3) district to single family residence-historic (SF-3-H) 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: 9-0 (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 Lucille Fisher 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: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION:

Pemberton Heights Neighborhood Association

BASIS FOR RECOMMENDATION:

The ca. 1928 Lucille Fisher House is an excellent example of the Spanish Colonial Revival style, and was the first occupied house in Pemberton Heights. Josephine Lucille Fisher was the wife of Samuel (Budley) Fisher, the developer of Pemberton Heights.

The Lucille Fisher 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 Lucille Fisher House was the first occupied house in Pemberton Heights, a 1920s residential development which was established with the construction of the bridge over Shoal Creek in 1928. Originating on land owned by his family since the 1850s, Pemberton Heights was developed by Samuel William Fisher, Jr., who built the Pemberton Castle in 1925. Fisher, who had married Lucille Mathen in 1905, deeded the Castle and 137 acres to his wife in 1925. The couple divorced in 1927, and Lucille built this house just west of the Castle in 1928.

Pemberton Heights was designed by the Dallas firm of Koch and Fowler, who were also the authors of the 1928 Austin City Plan. Koch and Fowler adhered to the principles of the City Beautiful Movement, using curvilinear streets, irregular lot sizes and shapes, and small pocket parks to create an ideal suburban environment. Deed restrictions in Pemberton Heights resulted in a uniform, exclusively residential neighborhood, which attracted the upper middle class to purchase homes there.

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

The Lucille Fisher House is an excellent example of the Spanish Colonial Revival style, popular as were many "period" styles in the 1920s. The Lucille Fisher House has the low-pitched red tile roof, stucco walls, asymmetrical façade, and a second-story balconet which characterize the style.

Weigl Iron Works of Austin provided decorative metal railings for the house.

(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. In addition, the house was built for Lucille Fisher, the wife of the developer of Pemberton Heights, who built the ca. 1925 Pemberton Castle at 1415 Wooldridge Drive, a designated City Historic Landmark.

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

The Lucille Fisher House reflects upper middle class housing in Austin in the 1920s. Lucille Fisher was divorced when she had this house built, but had been married for over 20 years to the developer of Pemberton Heights. Her house reflects her position in Austin society in the 1920s.

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

Josephine Lucille (Mathen) Fisher was the first owner of the house. Lucille married Samuel William Fisher, Jr., in 1905. Fisher inherited the Harris family lands in West Austin, and in 1927, established the Pemberton Heights subdivision there. He first built the Pemberton Castle (1925), which served as his office, and was built around the old stone water tank on the property.

He deeded the property to Lucille in 1925, who sold it in 1926 to the Austin Development Company in return for shares of the corporation and a place on the board of directors. The Austin Development Company was organized to sell lots and houses in Pemberton Heights, and built the bridge across Shoal Creek to enable access to the new subdivision. The company deeded the bridge to the City of Austin after its completion. After her 1927 divorce from Samuel (Budley) Fisher, Lucille built this house on land she reserved from her sale of the property to the Austin Development Company. Lucille Fisher lived in the house until 1942, when she rented out the main house to another family, and lived out back in a garage apartment, until she sold the property in 1949.

(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 just west of the Pemberton Castle in the heart of Pemberton Heights.

PARCEL NO.: 01150108030000

DEED RECORD: Vol. 6368, p. 324.

ANNUAL TAX ABATEMENT: \$14,600 (owner-occupied rate)

APPRAISED VALUE: \$1,090,675

PRESENT USE: Residential

CONSTRUCTION/DESCRIPTION: Two-story rectangular-plan side-gabled Spanish Colonial Revival-styled residence with stucco walls, a red tile roof, wood balconet on the second story; single and paired wood frame windows.

CONDITION: Excellent

PRESENT OWNERS

Dr. O.B. Jackson, Jr.

ADDRESS

1505 Wooldridge Drive, 78703

TELEPHONE

DATE BUILT: ca. 1928

ALTERATIONS/ADDITIONS: Rear wing added (1976); driveway modifications.

ORIGINAL OWNER(S): Josephine Lucille Fisher (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'	SUBJECT TRACT  PENDING CASE  ZONING BOUNDARY  CASE MGR: S. SADOWSKY	HISTORIC ZONING		CITY GRID REFERENCE NUMBER H24
	CASE #: C14H-03-0023			
	ADDRESS: 1505 WOOLDRIDGE DR		DATE: 03-10	
	SUBJECT AREA (acres): N/A		INTLS: SM	

A. APPLICATION FOR HISTORIC ZONING

PROJECT INFORMATION:

DEPARTMENTAL USE ONLY	
APPLICATION DATE: <u>10/11/2012</u>	FILE NUMBER(S): <u>100-11-0000</u>
TENTATIVE HLC DATE: _____	
TENTATIVE PCO ZAP DATE: _____	
TENTATIVE CC DATE: _____	
CASE MANAGER: _____	CITY INITIATED: YES/NO _____
APPLICATION ACCEPTED BY: _____	ROLLBACK: YES/NO _____

BASIC PROJECT DATA:

1. OWNER'S NAME: O B Jackson JR

2. PROJECT NAME: Josephine Lucille Fisher Home

3. PROJECT STREET ADDRESS (or Range): 1505 Woodbridge Dr.

ZIP: 78703 COUNTY: Travis

IF PROJECT ADDRESS CANNOT BE DEFINED ABOVE:
 LOCATED _____ FRONTAGE FEET ALONG THE N. S. E. W. (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 _____ (OR) SQ.FT. 25,086

5. ZONING AND LAND USE INFORMATION:

EXISTING ZONING	EXISTING USE	TRACT# (IF MORE THAN 1)	ACRES / SQ. FT.	PROPOSED USE	PROPOSED ZONING
<u>SF-3</u>	<u>Residence</u>	<u>#1</u>	<u>21,943</u>	<u>Residence</u>	<u>SF-3-H</u>
<u>SF-3</u>	<u>Residence</u>	<u>#2</u>	<u>3,143</u>	<u>Residence</u>	<u>SF-3-H</u>

RELATED CURRENT CASES:

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

PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):

10a. SUBDIVISION REFERENCE: Name: Pemberton Heights - Josephine L Fisher Reservation
Block(s) Levy W. Spear League Lot(s) _____ Outlot(s) _____

Plat Book: _____ Page _____

Number: map # 11501

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: 6368 PAGE: 324 TAX PARCEL I.D. NO. 01-1501-0803-0000

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: O.B. Jackson Jr. NAME: O.B. Jackson Jr.

FIRM NAME: _____ TELEPHONE NUMBER: 451-0234

STREET ADDRESS: 1505 Woodville Dr.

CITY: Austin STATE: Tx ZIP CODE: 78703

EMAIL ADDRESS: _____

AGENT INFORMATION (IF APPLICABLE):

17. AGENT CONTACT INFORMATION

SIGNATURE: _____ NAME: _____

FIRM NAME: _____ TELEPHONE NUMBER: _____

STREET ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____

CONTACT PERSON: _____ TELEPHONE NUMBER: _____

EMAIL ADDRESS: _____

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.

O.B. Jackson Jr. 9-1-03
Signature Date

O. B. Jackson, Jr.
Name (Typed or Printed)

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.

O.B. Jackson Jr. 9-1-03
Signature Date

O. B. Jackson, Jr.
Name (Typed or Printed)

Firm (If applicable)

E. ACKNOWLEDGMENT FORM

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

I, O. B. Jackson, Jr. 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

1505 Woodridge Dr. Austin Tx 78703
(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.

O B Jackson Jr
(Applicant's signature)

9-1-03

(Date)

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

NO 38816

ACCOUNT NUMBER: 01-1501-0803-0000

PROPERTY OWNER:

JACKSON OSCAR B JR
1505 WOOLDRIDGE DR
AUSTIN, TX 78703-2531

PROPERTY DESCRIPTION:

CEN 104.74FT OF N 209.5 FT
& 15 X 209.5 FT ALLEY
FISHER JOSEPHINE L
RESERVATION

ACRES 0.000 MIN% .00000 TYPE

SITUS INFORMATION: 001505 WOOLDRIDGE DR 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 \$21,828.36

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 06/27/2003

Fee Paid: \$10.00

Nelda Wells Spears
Tax Assessor-Collector

By: Barbara Hart

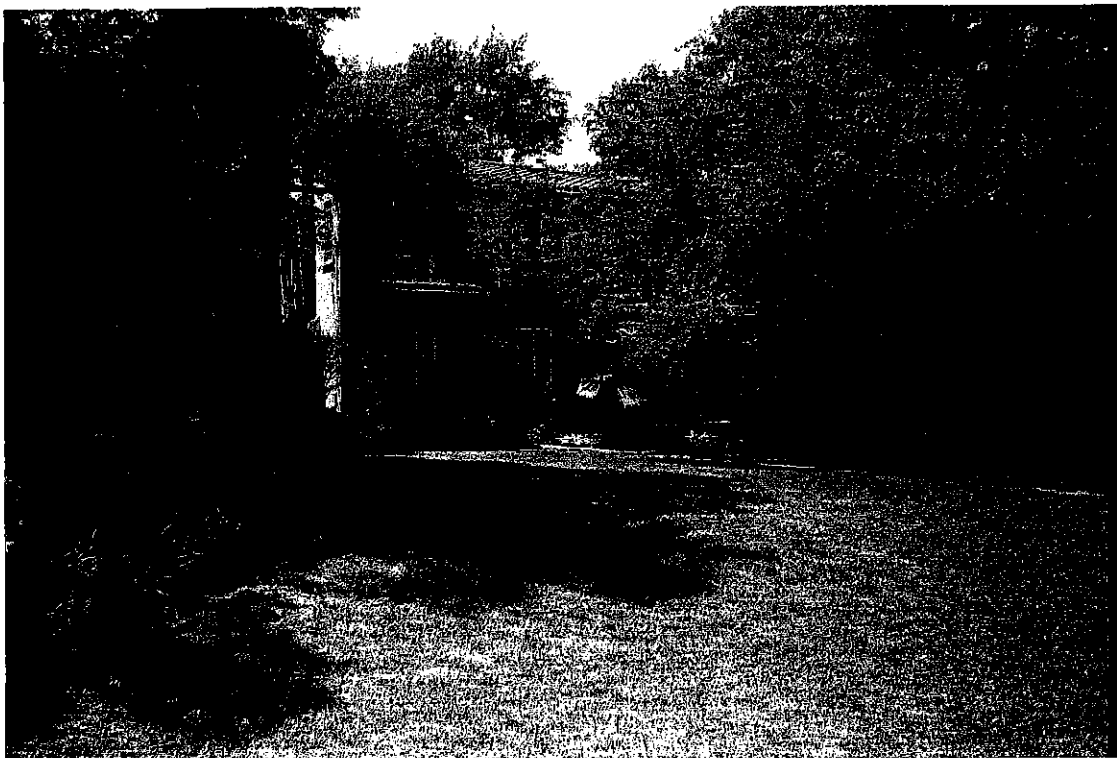
HISTORICAL DOCUMENTATION - DEED CHRONOLOGY

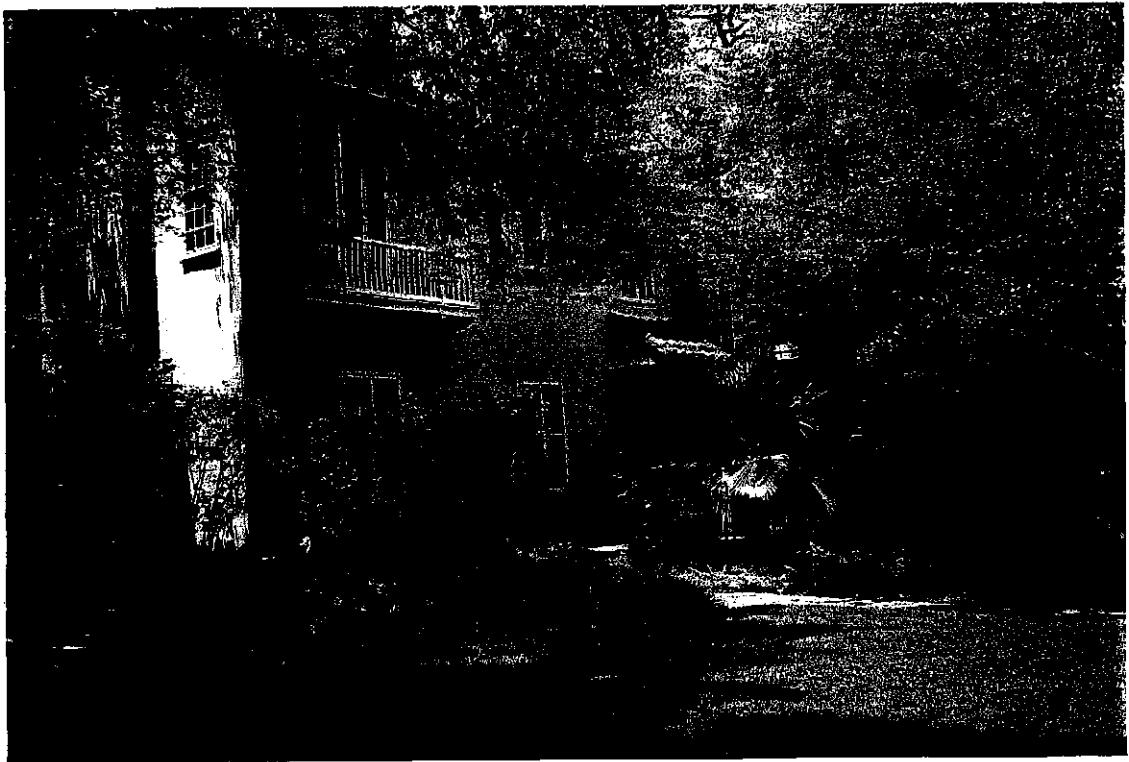
1505 WOOLDRIDGE

Transaction	Vol./Page
S. W. (Budley) Fisher to Josephine L. Fisher January 15, 1925	Book 316, pp. 127-128
Josephine L. Fisher to S. Webb Ruff September 24, 1949	Vol. 1002, pg. 274
S. Webb Ruff to Linda and Michael Kahn September 29, 1967	Vol. 3359, pg. 2162
Michael Kahn to Linda Kahn May 13, 1969	Vol. 3656, pg. 1366
Linda Kahn to S.V. Stone, Jr. October 2, 1969	Vol. 3769, pg. 733
Frances Morgan Stone to O. B. Jackson, Jr. November 1, 1978	Vol. 6368, pg. 324

The Josephine Fisher House

AUSTIN HISTORIC LANDMARK DESIGNATION





The Heritage Society of Austin

Is proud to present this

Award of Appreciation

to

O.B. Jackson

*For their participation in the 11th annual
Heritage Homes Tour in which the*

Lucille Fisher House,

1505 Wooldridge Avenue

was showcased

*Given on this ninth day of May, 2003 at the
Heritage Homes Tour Twilight Preview Party*

Michael McCullar




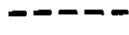
*Michael McCullar
Chair
2003 Heritage Homes Tour*



Michael Ward

*Michael Ward
President
Heritage Society of Austin*



 1" = 200'	SUBJECT TRACT		HISTORIC ZONING <i>EXHIBIT B</i>		CITY GRID REFERENCE NUMBER H24
	PENDING CASE		CASE #: C14H-03-0023		
	ZONING BOUNDARY		ADDRESS: 1505 WOOLDRIDGE DR		
	CASE MGR: S. SADOWSKY		DATE: 03-10		
			SUBJECT AREA (acres): N/A		INTLS: SM