

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



**AGENDA ITEM NO.: Z-4
AGENDA DATE: Thu 05/19/2005
PAGE: 1 of 1**

SUBJECT: C14-04-0173 - Neches - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 901-903 Neches Street and 900 Red River Street (Waller Creek Watershed) from multi-family residence moderate-high density (MF-4) district zoning and commercial-liquor sales (CS-1) district zoning to central business district (CBD) district zoning. Zoning and Platting Commission Recommendation: To grant central business district-conditional overlay (CBD-CO) combining district zoning. Applicant: Jimmy Nassour, Raymond Francis, Steven Soward and Assoc. (Steven Soward). Agent: Steven Soward and Assoc. (Steven Soward). City Staff: Glenn Rhoades, 974-2775.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

ZONING CHANGE REVIEW SHEET

CASE: C14-04-0173

Z.A.P. DATE: January 4, 2005
January 18, 2005
March 1, 2005
April 19, 2005

C.C. DATE: May 19, 2005

ADDRESS: 901-903 Neches Street and 900 Red River Street

OWNERS: Jimmy Nassour, Raymond Francis
Steven Soward and Assoc. (Steven Soward)

AGENT: Steven Soward and Assoc
(Steven Soward)

ZONING FROM: MF-4 and CS-1

TO: CBD

AREA: .811 acres

SUMMARY STAFF RECOMMENDATION:

Staff's alternate recommendation is CBD-CO, Central Business District-Conditional Overlay district zoning. The conditional overlay will limit trips to 2,000 per day.

ISSUES:

At the January 18, 2005 Zoning and Platting Commission hearing, staff was directed to look into the possibility for Historic zoning at 903 Neches Street. It has been determined that there is evidence that would support Historic zoning at this location. The case was considered by the Historic Landmark Commission on March 28, 2005. The motion to grant Historic zoning failed on a vote of 3-3 and is being forwarded without a recommendation.

The applicant's request is to change the zoning from CS-1 and MF-4 to DMU-CO. The MF-4 property is the one occupied with the 903 Neches. At the April 19, 2005 hearing, Commission recommended Historic zoning for 903 Neches Street. The case was C14H-05-0003 and will be considered at the May 19, 2005 hearing by Council.

The applicant is requesting the proposed change in order to use the site for a mixture of residential and office.

The site is in a Capitol View Corridor and will be limited in height. The height limitation will be determined prior to the submittal of a site plan.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

January 4, 2005 – Postponed at the request of the applicant to 1/18/05 (Vote: 9-0).

January 18, 2005 – Postponed to 3/1/05 at the request of Commission (Vote: 7-0, J. Martinez and M. Whaley-Hawthorn absent).

March 1, 2005 – Postponed at the request of staff until 4/19/05.

April 19, 2005 – Approved DMU-CO for the portion zoned CS-1. The conditional overlay will limit vehicle trips to 2,000 per day. Commission opted to leave the MF-4 portion the same, because with case C14-05-0003, historic zoning was recommended (Vote: 6-1, K. Jackson and C. Hammond – absent).

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	MF-4 and CS-1	Single Family and a Lounge
<i>North</i>	CS, CS-1-H and CS-1	Texas Elementary Principals and Supervisors Association, German-American Heritage Association, Lounge.
<i>South</i>	MF-4, CS-1	Parking
<i>East</i>	CBD-CO	Warehouse
<i>West</i>	DMU	Church

AREA STUDY: N/A**TIA:** N/A**WATERSHED:** Waller Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** Yes**HILL COUNTRY ROADWAY:** N/A**NEIGHBORHOOD ORGANIZATIONS:**

#402 – Downtown Austin Neighborhood Association
 #438 – Downtown Austin Alliance
 #477 – El Concilio, Coalition of Mexican American Neighborhood Associations
 #511 – Austin Neighborhoods Council
 #623 – City of Austin Downtown Commission
 #960 – Lower Waller Creek

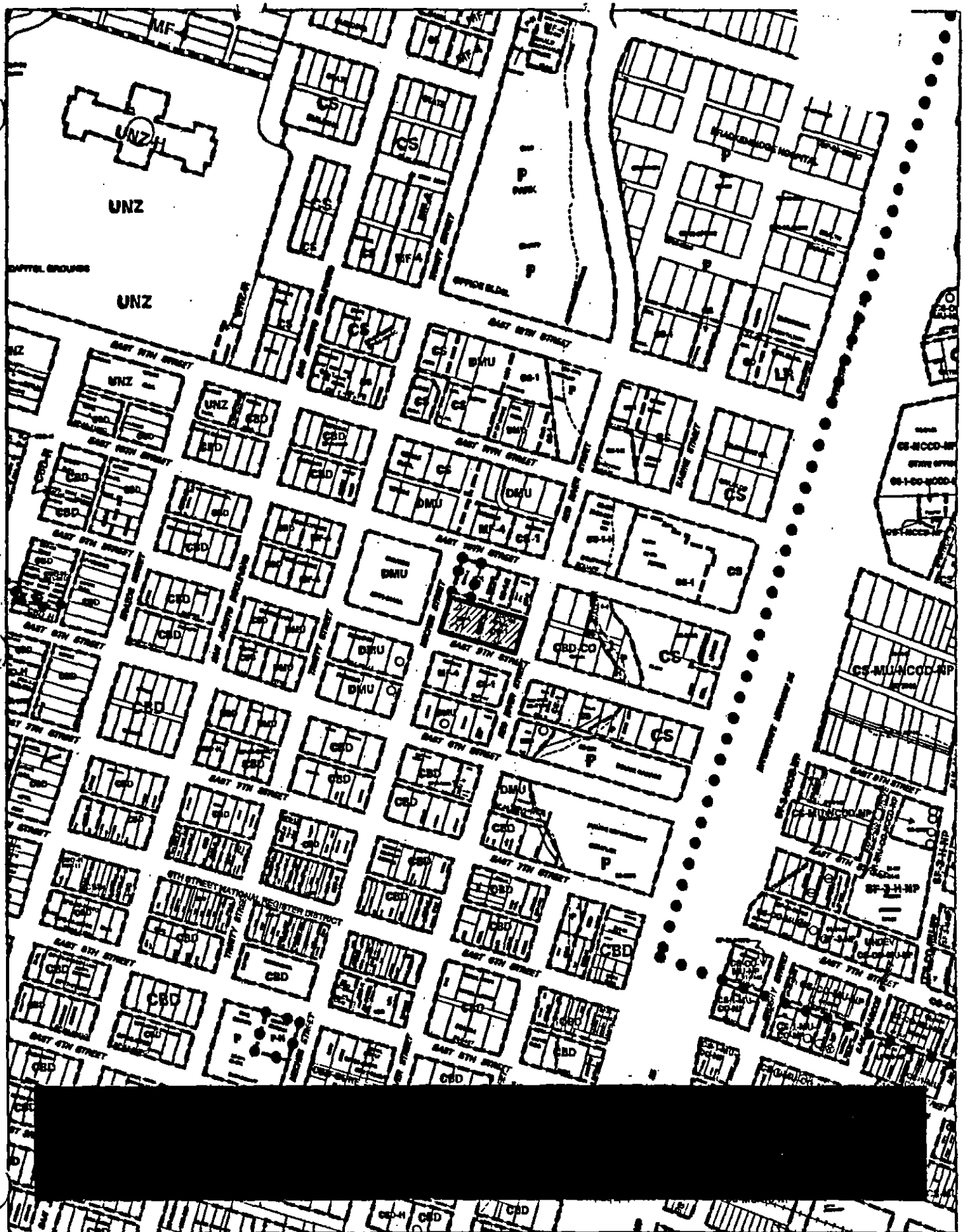
CASE HISTORIES:

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-99-0103	CS-1 to CBD	Approved CBD-CURE (Vote: 7-0). 7/13/99.	Approved CBD-CURE. The CURE reduced the number of off-street parking from 170 to 0 (Vote: 7-0). 8/19/99.
C14-99-2131	CS-1 and MF-4	Approved CBD-CO. The CO limits trips to 5,000 per day (Vote: 8-0). 8/29/00	Approved PC recommendation (Vote: 7-0). 12/4/00.

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Route
E. 9 th St.	80'	56'	Collector	No	No	No
Neches St.	80'	64'	Collector	No	No	No
Red River St.	80'	50'	Arterial	Yes	Route 51	No

CITY COUNCIL DATE:**ACTION:****ORDINANCE READINGS:** 1st2nd3rd**ORDINANCE NUMBER:****CASE MANAGER:** Glenn Rhoades**PHONE:** 974-2775





City of Austin

Subdivision
Base
Center Line



This map has been produced by the City of Austin as a working draft map and is not warranted for any other use. No warranty is made by the City regarding its accuracy or completeness. Reproduction is not permitted without prior written permission from the Watershed Protection & Development Review, City of Austin.

STAFF RECOMMENDATION

Staff's alternate recommendation is CBD-CO, Central Business District-Conditional Overlay district zoning. The conditional overlay will limit trips to 2,000 per day.

BASIS FOR RECOMMENDATION

The proposed zoning should be consistent with the purpose statement of the district sought.

CBD, Central Business District Zoning is intended for the commercial core area of Austin, permitting a wide variety of office, commercial, residential and civic activities commensurate with the regional and statewide significance of downtown Austin and the adjacent State Capitol.

The proposed change meets the purpose statement set forth in the Land Development Code. In addition, it will offer the potential for residential and mixed uses, and should be encouraged in the urban core.

The proposed zoning should promote consistency, and orderly planning.

The subject tract is compatible with the surrounding area and is adjacent to CBD zoning to the east and DMU zoning to the west. In addition, the property is in a Capitol View Corridor and will therefore be limited in height and will be compatible in scale to the adjacent existing structures.

The proposed zoning should allow for a reasonable use of the property.

The subject tract is in the urban core near similarly zoned properties. Staff believes that due to the nature of the area, the applicant's request is a fair and reasonable use of the site.

EXISTING CONDITIONS

Site Characteristics

The site is currently developed with single-family and a lounge.

Transportation

No additional right-of-way is needed at this time.

The trip generation under the requested zoning is estimated to be 13,331 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

Impervious Cover

The maximum impervious cover allowed under CBD zoning is 100%.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Waller Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.

According to flood plain maps, there is no flood plain within the project area.

At this time, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Right of Way

The scope of this review is limited to the identification of needs for dedication and/or reservation of right-of-way for funded Capital Improvement Program (C.I.P.) Roadway Construction Projects and Transportation Systems Management (T.S.M.) Projects planned for implementation by the City of Austin. No aspect of the proposed project is being considered or approved with this review other than the need for right-of-way for City projects. There are separate right-of-way dedication and reservation requirements enforced by other Departments and other jurisdictions to secure right-of-way for roadway improvements contained in the Austin Metropolitan Area Roadway Plan, roadway projects funded by County and State agencies, and for dedication in accordance with the functional classification of the roadway.

We have reviewed the proposed subdivision, site plan, or zoning case and anticipate no additional requirement for right-of-way dedication or reservation for funded C.I.P. or T.S.M. projects at this location.

Water and Wastewater

The site is currently served with City water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or utility adjustment are necessary for the landowner the landowner, at own expense, will be responsible for providing.

The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The utility construction must be inspected by the City. The landowner must pay all associated City plan review and construction

inspection fees. Also, the landowner must pay the tap and impact fee once the landowner makes an application for a City water and wastewater utility tap permit.

Compatibility Standards

This site is not subject to compatibility development regulations.

This site is located within multiple capitol view corridors. Building height limits will be established by separate Capitol View Corridor Determination application, which will be required prior to site plan submittal.

HISTORICAL SIGNIFICANCE OF 903 NECHES STREET

**Prepared by the City Historic Preservation Office
February, 2005**

House built: between 1894 and 1900 (probably 1896).

Architecture: One-story side-gabled frame house with full-width front porch facing Neches Street with an ornate late Victorian frieze; turret and partial-width porch on rear (facing east); casement windows.

Persons associated with the house and the years of their occupancy:

- **Henry Orsay, who led Federal troops into Austin at the end of the Civil War (1896-1899);**
- **Edgar Houston, Orsay's son-in-law, who operated The Lobby, a billiard parlor and cigar, stationary, and newspaper store on Congress Avenue in the late 1890s (1896-1897);**
- **Charles J. Koch, who operated Austin's first dye shop (1906-1922);**
- **Elmo Hegman, who operated the Ritz Theater on Sixth Street (1941-1968).**

The house at 903 Neches Street dates from between 1894 and 1900. The Sanborn maps of 1889 and 1894 show a one-story house with a full-width front porch and a wraparound porch on the southeast. The 1887 bird's eye view of Austin is the first to show a house at the site of 903 Neches conforming to the footprint shown on the 1889 and 1894 Sanborn maps, although the bird's eye view does not show the southeast porch. The house has a steeply-pitched hipped roof and does not appear to be the current house, which has a gabled roof.

The 1900 Sanborn map is the first to show a house reflecting the current configuration of 903 Neches, showing the full-width front porch and turret on the southeast corner. Henry Orsay, who had purchased the property as a rent house in 1885, moved to the site in 1896, and probably built this house. The 1935 Sanborn map shows a similar footprint, although the southeast turret has been replaced with a three-sided projecting bay, the back porch has been filled in, and a three-sided bay has been added to the south side of the house. Currently, the house retains the south bay shown on the 1935 map, but the turret has been restored to the southeast corner, and a partial-width porch was added to the back of the house. These alterations may have occurred in 1941; city building permit records indicate that the house was remodeled that year, and a new porch added. It is likely that the original

fenestration was replaced with the current casement windows at the same time.

Travis County deed records show that the house is on land originally patented to Thomas Glasscock in 1854. Samuel Norrall, Glasscock's assignee, sold the property to Lou and Val Giles, who sold it to Mrs. Hulda Orsay on July 30, 1883.

Mrs. Hulda Orsay (nee Pecht), was born in Prussia in 1847 and died in Austin in 1909. She married Henry Orsay (originally D'Orsay) in Austin. Henry Orsay (1834-1929) was born in Canada, moved to the United States, and arrived in Austin as sergeant major of the Sixth Cavalry to restore order at the end of the Civil War. Orsay remained in Austin for the rest of his life, working as chief clerk of the adjutant general's office.

The Orsays had one daughter, Emma (1870-1937), who married Edgar T. Houston. Houston (1858-1939) operated The Lobby, a billiard parlor which also sold cigars, newspapers, and stationary at 719 Congress Avenue in the late 1890s, as well as the saloon at the New Avenue Hotel on Congress. He served as the deputy county assessor in 1903, and was listed as a traveling salesman, selling ladies' wear in the 1920 census. City directories reveal that Orsay lived 2 miles east of the city from 1885 to 1892. The 1889-90 directory is the first to list Edgar T. Houston. Like Orsay, Houston's residence is also given as 2 miles east of the city.

The 1896-97 city directory shows Edgar T. Houston residing at 903 Neches Street, with Henry Orsay as a boarder. The 1897-98 directory shows Orsay at 903 Neches; Houston is not listed in the directory at all. Orsay moved out of the Neches Street house by 1899 - he is shown as living on the south side of Chincapin Street from 1899 through 1904; however, he retained ownership of the Neches Street house and rented it out.

Their tenant from 1906 to 1922 was Charles J. Koch. Koch (1851-1934), was born in Switzerland, and came to Austin in 1876, as the city's first cleaner and dyer. He and his wife Louise (1863-1929) had 11 children, several of whom helped in the shop as tailors, pressers, hatters, clothes cleaners, and dyers. All but two of his sons died during World War I; his son Charles A. continued the family cleaning and dyeing business after his father retired around 1930.

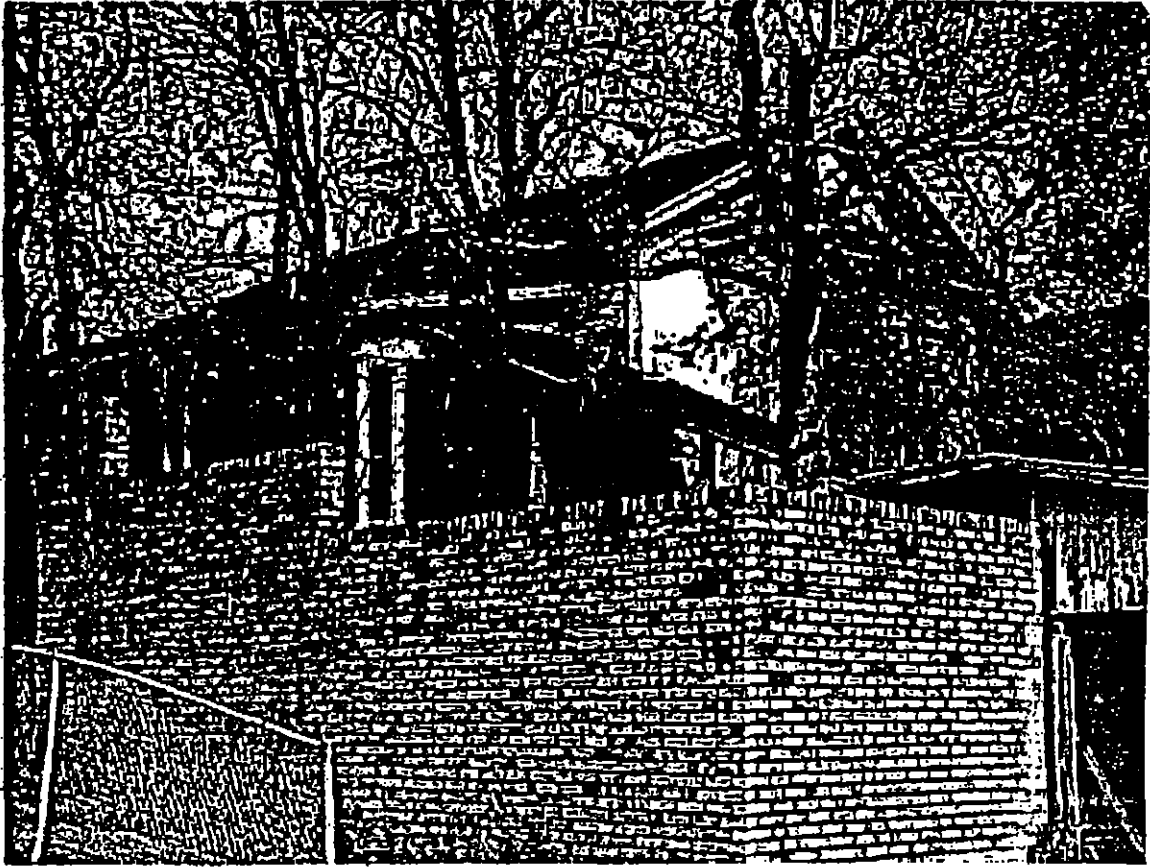
Edgar Houston apparently took over management of the Neches Street property around 1911. He is a signatory to a mechanic's lien filed by C.J. Carlson in 1911 to "construct, erect, and finish in a true, perfect and workmanlike manner a one-story frame dwelling house and fencing" on Lot 1,

Block 114 for \$1,200, to be paid to Nalle and Company lumberyard. The house Carlson built is probably the one shown on the 1935 Sanborn map as 901 Neches Street, just to the south of Orsay's house. The 1914 city directory shows three houses in the 900 block of Neches: 901 was occupied by Dr. Claud A. Mathews, a physician, 903 was occupied by Charles J. Koch, and to the north of the alley, 907 was occupied by Joseph Del Rio, a tailor. Houston subdivided the lot in 1921, probably to give the houses at 901 and 903 Neches their own separate lots. He then sold Lot 1 (903 Neches) to J.A. and Willie Wilson in 1922, which coincides with the end of Koch's tenancy. The Wilsons rented out the house as well, then sold the property to Henry Wendlandt in 1926, who continued to maintain it as a rental unit. Wendlandt's widow Jimmie sold the house to E.W. Hegman on September 29, 1941. Hegman and his wife got a city building permit in 1941 to remodel the house and add a new porch. They probably installed the current casement windows during the remodel, and added the back (east) porch. Elmo Hegman owned and operated the Ritz Theater on Sixth Street. He and his wife Virginia remained in the house through the late 1960s. The Estate of Virginia Hegman sold the property to the current owner in 2004.



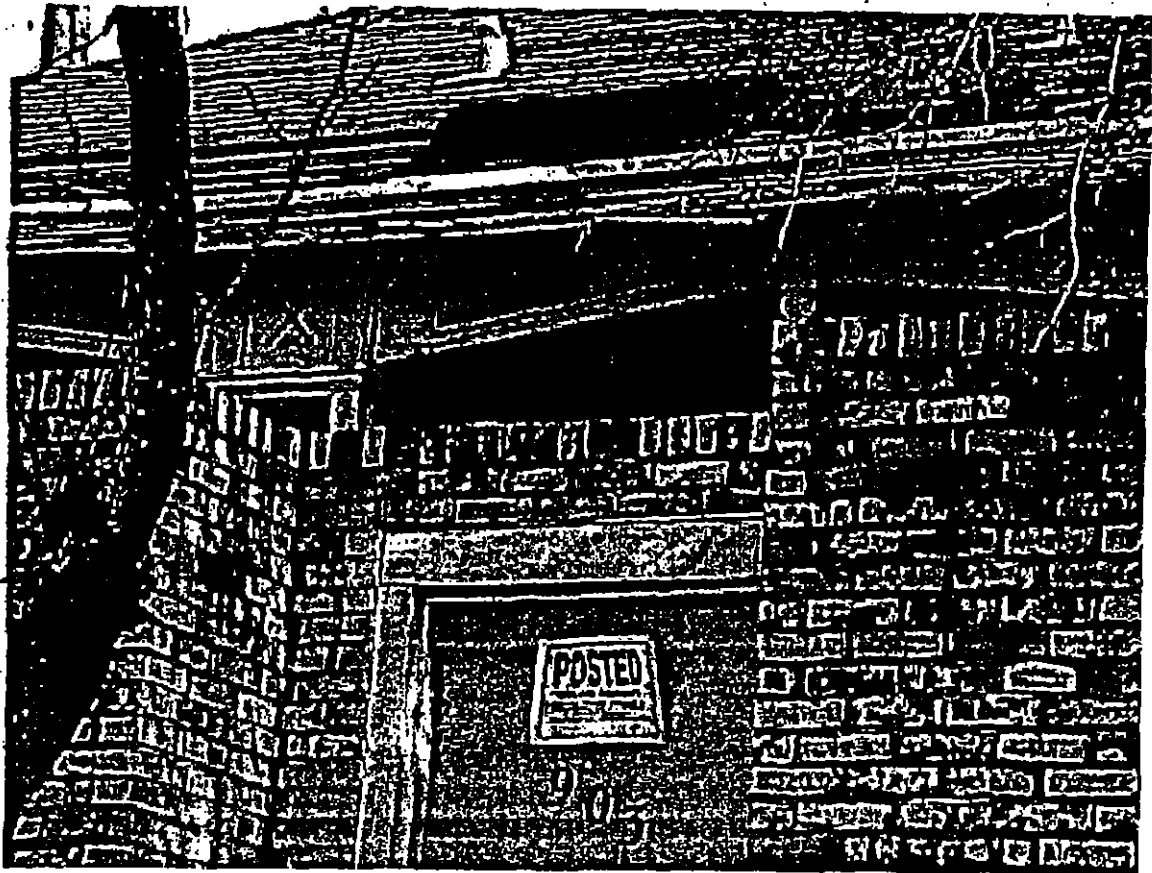
903 NECHES STREET

(Rear view)



908 NECHES STREET

**Southwest oblique showing Neches Street
façade and south elevation**



903 NECHES STREET

Detail of front porch frieze
(Neches Street façade)



903 NECHES STREET

**North elevation showing modern siding and windows
(looking west towards Neches Street)**

OCCUPANCY HISTORY

903 NECHES STREET

**From City Directories, Austin History Center
City Historic Preservation Office
January, 2005**

1969	Vacant
1966	Elmo and Virginia Hegman, owners Ritz Theater
1963	Elmo and Virginia Hegman, owners Ritz Theater
1960	Elmo and Virginia Hegman, owners Ritz Theater
1957	Elmo and Virginia Hegman, owners Ritz Theater
1954	Elmo and Virginia Hegman, owners Ritz Theater
1952	Elmo and Virginia Hegman, owners Ritz Theater
1949	Elmo and Virginia Hegman, owners Ritz Theater
1947	Elmo and Virginia Hegman, owners Manager, Ritz Theater
1944-45	Elmo and Virginia Hegman, owners Manager, Ritz Theater Virginia: Cashier, Ritz Theater
1942	Elmo and Virginia Hegman, owners Manager, Ritz Theater
1940	Mrs. Ida Kendall, renter Maid, Driskill Hotel

NOTE: Elmo Hegman is listed as living at 602 E. 25th Street

1937 Mrs. Ida Kendall, renter
Widow, Thomas Kendall
Linen room, Driskill Hotel

Alf and Grace Norquist, renters
Alf had no occupation listed; Grace was a clerk at the Texas Planning
Boards Staff Project

1935 Elmo G. Blount, renter
Waiter

1932-33 Vacant

1930-31 H. Burkett and Cleo Speakmon, renters
Salesman

1929 Charles and Catherine On, renters
Owner, Bon Ton Café, 609 Congress Avenue

1927 Jerome A. and Willie Wilson, owners
Owner with John F. Fourdon of Capital Battery Service, 1301 Lavaca
Street

1924 Jerome A. and Willie Wilson, renters
Mechanic
Also listed is Jerome A. Wilson, Jr., no occupation given

1922 Charles J. and Louise Koch, renters
Clothes cleaner, 405 Congress Avenue

1920 Charles J. and Louise Koch, renters
Clothes cleaner, 405 Congress Avenue
Also listed are:
Charles A. Koch, presser at Charles J. Koch
Leon F. Koch, presser at Charles J. Koch
Rosalie Koch, no occupation given

1918 Charles J. and Louise Koch, renters
Cleaner and presser, 405 Congress Avenue
Also listed are:
Anna Koch, no occupation given
Charles A. Koch, presser, Charles J. Koch
Henry Koch, no occupation given
Leon F. Koch, driver, Charles J. Koch
Marie Koch, no occupation given

1916

Charles J. and Louise Koch, renters
Cleaner and presser, 405 Congress Avenue
Also listed are:

Anna Koch, rate clerk, Southwestern Telephone and Telegraph
Company
Charles A. Koch, dyer, Charles J. Koch
Emily Koch, no occupation given
Eugene Koch, helper
Leon F. Koch, driver, Charles J. Koch
Rosa Koch, no occupation given

1914

Charles J. and Louise Koch, renters
Dyer, cleaner and presser, 405 Congress Avenue
Also listed are:

Anna Koch, toll rate clerk, Southwestern Telephone and
Telegraph Company
Charles A. Koch, cleaner, Charles J. Koch
Emily Koch, no occupation given
Eugene Koch, clerk
Henry Koch, dyer, Charles J. Koch
Leon F. Koch, presser, Charles J. Koch
Rosalie Koch, no occupation given

1912-13

Charles J. Koch, renter
Hatter, dyer, cleaner, and presser, 405 Congress Avenue
Also listed are:

Anna Koch, toll supervisor, Southwestern Telephone and
Telegraph Company
Charles A. Koch, presser, Charles J. Koch
Della Koch, toll operator, Southwestern Telephone and
Telegraph Company
Eugene Koch, presser, Charles J. Koch
Henry Koch, dyer, Charles J. Koch
Leon F. Koch, presser, Charles J. Koch

1910-11

Charles J. Koch, renter
Dyer, cleaner, and hatter, 405 Congress Avenue
Also listed are:

Alma (Anna?) Koch, operator, Southwestern Telephone
Charles A. Koch, presser, Charles J. Koch
Della Koch, no occupation given
Eugene Koch, stableman, Carlos P. Rankin, livery and boarding
stable, mule and horse dealer, 605 Neches Street
Henry Koch, warehouseman, W.B. Walker and Sons, wholesale
grocers and coffee roasters, 301-11 West 4th Street
Leon F. Koch, cleaner, Charles J. Koch

1909-10 Charles J. Koch, renter
Dyer, cleaner, and hatter, 405 Congress Avenue
Also listed are:
Anna Koch, operator, Southwestern Telephone Exchange
Charles A. Koch, presser, Charles J. Koch
Della Koch, operator, Southwestern Telephone Exchange
Henry Koch, teamster, W.B. Walker and Sons, wholesale grocers
and coffee roasters, 301-11 West 4th Street

1906-07 Charles J. Koch, renter
Dyer and scourer, hatter, 405 Congress Avenue
Also listed are:
Anna Koch, operator, Southwestern Telephone Exchange
Charles Koch, Jr., presser, Charles J. Koch
Della Koch, bookbinder, Lundgren & Pannell
Henry Koch, driver, W.B. Walker and Sons, wholesale grocers,
301-11 West 4th Street
Louise Koch, bookbinder, Lundgren & Pannell

1905 The house is possibly listed as 907 Neches, and occupied by a widow,
Mrs. Jennie Benedict.

The residents of the house between 1898 and 1905 are unknown. The Koch family
is listed as residing at 602 Guadalupe Street in 1905.

1897-98 Henry Orsay
Chief clerk, State Adjutant General's office

1896-97 Henry Orsay
Chief clerk, State Adjutant General's office.
Also listed is Edgar T. Houston, proprietor of the Lobby, cigars,
stationary, newspaper, billiard parlor, 719 Congress Avenue, and proprietor
of the Avenue Hotel saloon, 715 Congress Avenue.

The current house was probably built in 1896 when Orsay is listed as the resident.
Orsay and his wife had owned the property since 1885 and rented the house out.
The house shown in the 1887 bird's eye view was probably Orsay's rental house; it
is possible that the house was destroyed and Orsay built the existing house on the
site in 1896.

BIOGRAPHICAL INFORMATION

CHARLES J. KOCH FAMILY

1930 Census

Charles J. Koch is listed as residing at 502 Walsh Street. He gives his age as 78 years old and his occupation as a retired cleaner. He lives with his daughter Anna Ewalt, 45 years old, a grand-daughter, Marie Louise Joyce, 8 years old, and a grand-son, Joe A. Joyce, 6 years old. Their house on Walsh Street is rented. Both are listed as widowed.

Charles A. Koch is listed as married to Zella, and lived on Dam Boulevard with his wife and her mother. He lists his occupation as a cleaner.

1920 Census

Charles J. Koch, aged 68 was born in France in 1851. He lists his occupation as a tailor, and spoke French. His house at 903 Neches Street was rented. His wife Louise, 57 years old, was born in Louisiana, and also spoke French. She does not list an occupation. Son Charles A., aged 40, was born in Texas, and is listed as a tailor's helper. Daughter Rosalie, aged 29, was born in Texas and did not list an occupation. Son Leon, aged 23, was born in Texas and is listed as a tailor's helper.

Cemetery interment dates:

Charles J. Koch, Sr.:	February 18, 1934
Mrs. Louise Koch:	March 31, 1929
Charles A. Koch	July 21, 1959
Eugene Koch	October 19, 1918
Henry Koch	July 11, 1948
Leon F. Koch	July 21, 1922

According to his obituary in the Austin American, February 17, 1934, Charles J. Koch was born in Wadenenwell, Switzerland in 1851, and came to Austin in 1876. He was the first cleaner and dyer in Austin. His shop was originally on the corner of 6th and Congress where the Scarbrough Building is today. He married Louise Lelia Valle of New Orleans, Louisiana, and they had 11 children; all but 2 of their sons died during World War I. After Louise died in 1929, Charles Koch retired from the cleaning business.



1887 Bird's Eye View of Austin
Drawn by Augustus Koch

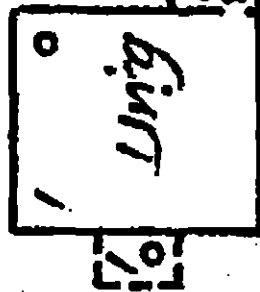
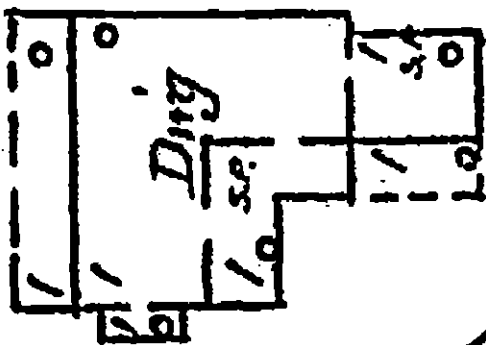
NECHES

9TH

1889 SANBORN MAP

N ↑

907 1/2

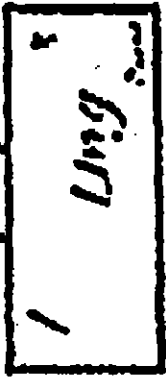


907 1/2

114

711

911



111

112

5

6" PIPE.

10TH
DN

CITY HIGH SCHOOL
BUILT.

1900 SANBORN MAP

141

NECHES

10

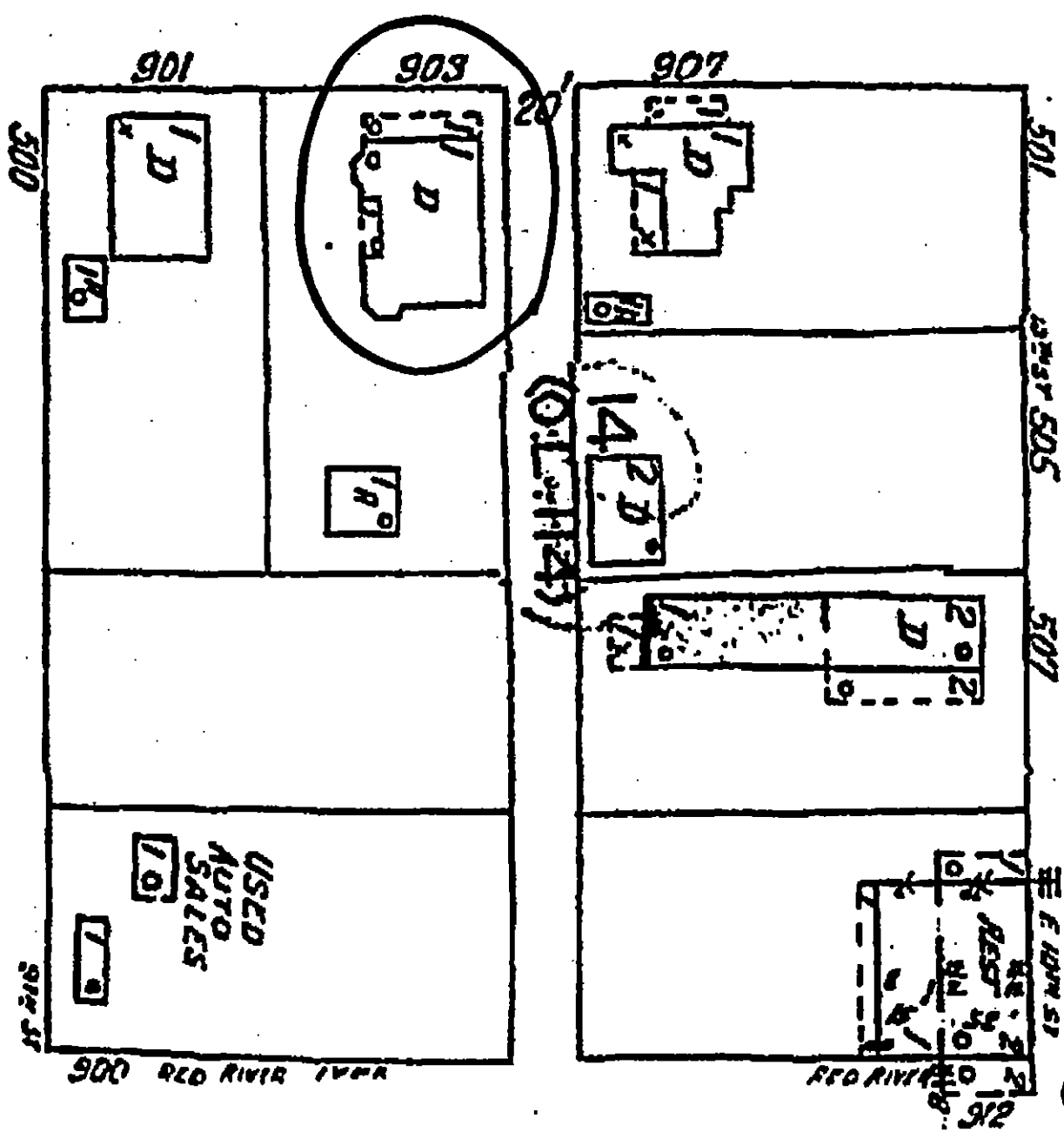

80'

←
N

7.4.

10TH 57

NECHES



RED...RIVER

1935 SANBORN MAP

RED RIVER
909-11-13 915
12-1-73

2. 30401 302 301 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 10

Elmo Hegman

903 Deches

9

114 (B) of 1 & all of 2

Orig City

Remodel Res & Add porch

23090 - 12-16-41

5

[illegible]

Went for

RETURNING.
The first of his
Freight, as I
by the water,
and put upon
some nation.
In the way
the like took
a little before
about the power
was and it
at terminal w

By the At-
torney General

The first of
republished
"Maleson,"
story of and
life, is to be
colored in its

100-443887-100

100-443887-100

10-10-68

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

100

100

The image is a severely degraded scan of a document. The left half is obscured by heavy noise and blacking out. The right half shows a table structure with multiple rows and columns. Some faint, illegible text and numbers are visible on the right side, possibly indicating a page number or date.

Charles Koch's advertisement

AF - Laundry industry L 1800 (15)
1 Day to day, for 10 to 15 days. Established 1876. 1 Day to day, and 1 Day to 15 days.

LONE STAR DYE HOUSE.
 R. Miles ~~Charles Koch~~ *Proprietor*
Dyeing, Scouring, Cleaning & Renovating
 Ladies' and Gentlemen's Garments neatly done.
 Also + French + Dry + Cleaning & Sponging.
VERY FAST COLORS.
 405 Congress Ave. No. _____ AUSTIN, TEXAS.

Austin July 28 1897
Received of Mrs. Pease
Charles Koch

Receipt given to Mrs. Pease by Charles Koch for cleaning kid gloves, July 28, 1897

Resident Dies



Funeral services for Charles E. Koch, 52, who died at his home, 322 West 11th street, Thursday night, will be held at 2 p. m. at the Oakwood cemetery.

Mrs. Francis Billie Winder, 52, who died at her home, 322 West 11th street, Thursday night, will be buried at the Oakwood cemetery.

Funeral services for Robert Lundgren, 32, who died at his home, 322 West 11th street, Thursday night, will be held at 2 p. m. at the Oakwood cemetery.

Funeral services for Mrs. August Mutschink, 52, who died at her home, 322 West 11th street, Thursday night, will be held at 2 p. m. at the Oakwood cemetery.

Funeral services for Mrs. Nina Claire Bauer, 52, who died at her home, 322 West 11th street, Thursday night, will be held at 2 p. m. at the Oakwood cemetery.

Funeral services for William Henry White, 52, who died at his home, 322 West 11th street, Thursday night, will be held at 2 p. m. at the Oakwood cemetery.

Funeral services for Mrs. Nina Claire Bauer, 52, who died at her home, 322 West 11th street, Thursday night, will be held at 2 p. m. at the Oakwood cemetery.

Funeral services for Mrs. Nina Claire Bauer, 52, who died at her home, 322 West 11th street, Thursday night, will be held at 2 p. m. at the Oakwood cemetery.

Funeral services for Mrs. Nina Claire Bauer, 52, who died at her home, 322 West 11th street, Thursday night, will be held at 2 p. m. at the Oakwood cemetery.

Funeral services for Mrs. Nina Claire Bauer, 52, who died at her home, 322 West 11th street, Thursday night, will be held at 2 p. m. at the Oakwood cemetery.

Funeral services for Mrs. Nina Claire Bauer, 52, who died at her home, 322 West 11th street, Thursday night, will be held at 2 p. m. at the Oakwood cemetery.

Funeral services for Mrs. Nina Claire Bauer, 52, who died at her home, 322 West 11th street, Thursday night, will be held at 2 p. m. at the Oakwood cemetery.

At Sheep Selling

Little Change Rec. At Sheep Selling

At Sheep Selling

At Sheep Selling

At Sheep Selling

At Sheep Selling

At Sheep Selling

At Sheep Selling

At Sheep Selling

At Sheep Selling

At Sheep Selling

At Sheep Selling

At Sheep Selling

At Sheep Selling

At Sheep Selling

At Sheep Selling

At Sheep Selling

At Sheep Selling

At Sheep Selling

Dial 43

Over 10

Over 10

Over 10

Over 10

Over 10

Over 10

Over 10

Over 10

Over 10

Over 10

Over 10

Over 10

Over 10

Over 10

Over 10

Over 10

Over 10

Over 10

- 22. Zoning:** C814-04-0144 - 6th and Lamar
Location: 601-711 North Lamar, Town Lake Watershed
Owner/Applicant: Broadcast Financial Services Inc. (E.B. Granger and Berr Properties (E.B. Granger)
Agent: Schlosser Development (David Vitanza)
Prev. Postponements: Postponed on 3/1/05 (applicant); Postponed on 3/15/05 (ZAP – Agenda error); Postponed on 3/29/05 (applicant)
Request: CS to PUD
Staff Rec.: RECOMMENDED
Staff: Glenn Rhoades, 974-2775, glenn.rhoades@ci.austin.tx.us
Neighborhood Planning and Zoning

POSTPONED TO 06/21/05 (APPLICANT)
[J.M; M.W 2ND] (7-0) K.J; C.H – ABSENT

- 23. Zoning:** C14-04-0173 - Neches Oak Tower
Location: 901-903 Neches St and 900 Red River St., Waller Creek Watershed
Owner/Applicant: Jimmy Nasour, Stephen Soward, Raymond Francis,
Agent: Stephen Soward and Associates (Stephen Soward)
Request: MF-4 and CS-1 to CBD-CO
Staff Rec.: RECOMMENDED
Staff: Glenn Rhoades, 974-2775, glenn.rhoades@ci.austin.tx.us
Neighborhood Planning and Zoning

APPROVED STAFF'S RECOMMENDATION FOR CBD-CO ZONING WITH 2000 VEHICLE TRIPS PER DAY.
[J.M; T.R 2ND] (6-1) B.B – NAY; K.J; C.H – ABSENT

- 24. Zoning:** C14-04-0185 - Neches Oak Tower
Location: 501 E. 10th Street, Waller Creek Watershed
Owner/Applicant: Texas Elementary Principals and Supervisors Association
Agent: Stephen Soward and Associates (Stephen Soward)
Request: CS to CBD-CO
Staff Rec.: RECOMMENDED
Staff: Glenn Rhoades, 974-2775, glenn.rhoades@ci.austin.tx.us
Neighborhood Planning and Zoning

APPROVED STAFF'S RECOMMENDATION FOR CBD-CO ZONING WITH 2000 VEHICLE TRIPS PER DAY.
[J.M; T.R 2ND] (6-1) B.B – NAY; K.J; C.H – ABSENT