

**Zoning Ordinance Approval
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: 63
AGENDA DATE: Thu 06/09/2005
PAGE: 1 of 1**

SUBJECT: C14-04-0173 - Neches - Approve second/third readings of 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-conditional overlay (CBD-CO) combining district zoning. Conditions met as follows: Conditional overlay incorporates the conditions imposed by City Council at first ordinance reading. First reading on May 19, 2005. Vote: 5-1. Mayor Pro Tem Goodman nay and Council Member Thomas off the dais. 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

SECOND/THIRD READING SUMMARY SHEET

ZONING CASE NUMBER: C14-04-0173

REQUEST:

Approve second and third readings of 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 (Waller Creek) from multifamily residence medium to high density (MF-4) district zoning and commercial liquor sales (CS-1) district zoning to central business district-conditional overlay (CBD-CO) combining district zoning. First reading on May 19, 2005 (Vote: 5-1, J. Goodman-nay and D. Thomas-off dais).

DEPARTMENT COMMENTS:

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 CBD-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.

APPLICANT: Jimmy Nasour, Raymond Francis, Steve Soward and Associates

AGENT: Steve Soward and Associates (Steve Soward)

DATE OF FIRST READING/VOTE:

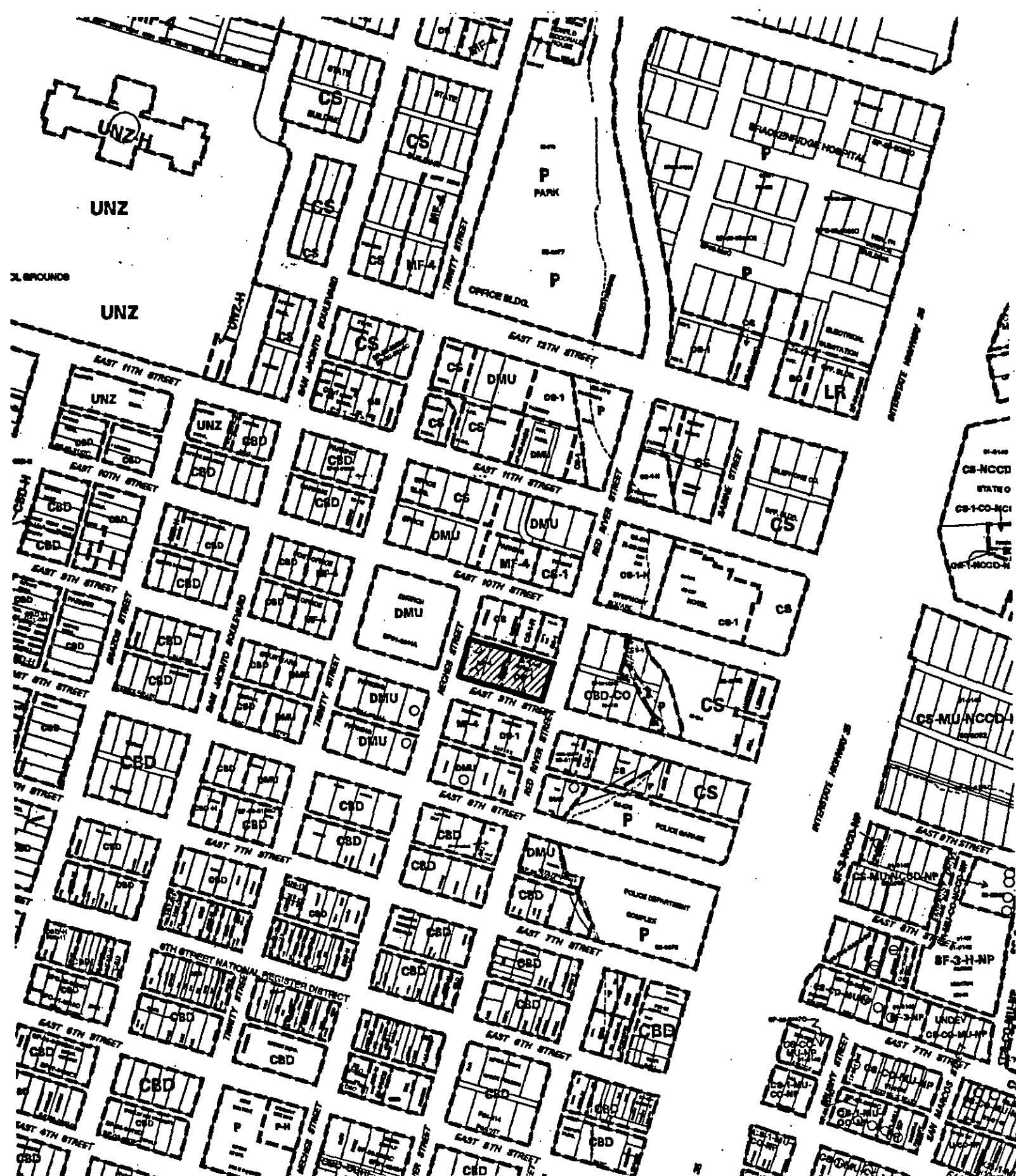
May 19, 2005 – Approved CBD-CO on first reading (Vote: 5-1, J. Goodman-nay and D. Thomas-off dais). The CO will limit vehicle trips to 2,000 per day.





CITY COUNCIL DATE:

May 19, 2005 – Approved CBD-CO.

ASSIGNED STAFF: Glenn Rhoades

PHONE: 974-2775
glenn.rhoades@ci.austin.tx.us



 1" = 400'	SUBJECT TRACT  PENDING CASE  ZONING BOUNDARY  CASE MGR: G. RHOADES	ZONING CASE #: C14-04-0173 ADDRESS: 901-903 NECHES ST & 900 RED RIVER SUBJECT AREA (acres): 0.811	DATE: 05-06 INTLS: 6M	CITY GRID REFERENCE NUMBER J22
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ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 901 AND 903 NECHES STREET AND 900 RED RIVER STREET FROM MULTIFAMILY RESIDENCE MODERATE HIGH DENSITY (MF-4) DISTRICT AND COMMERCIAL-LIQUOR SALES (CS-1) DISTRICT TO CENTRAL BUSINESS DISTRICT-CONDITIONAL OVERLAY (CBD-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from 901 and 903 Neches Street and 900 Red River Street from multifamily residence moderate high density (MF-4) district and commercial-liquor sales (CS-1) district to central business district-conditional overlay (CBD-CO) combining district on the property described in Zoning Case No. C14-04-0173, on file at the Neighborhood Planning and Zoning Department, as follows:

Lots 1, 2, 3, and 4, Block 114, Original City of Austin, Travis County, according to the map or plat filed in the General Land Office of the State of Texas (the "Property"),

locally known as 901 and 903 Neches Street and 900 Red River Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the central business district (CBD) base district and other applicable requirements of the City Code.

1 **PART 3.** This ordinance takes effect on _____, 2005.
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4 **PASSED AND APPROVED**
5
6

7 _____, 2005
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§
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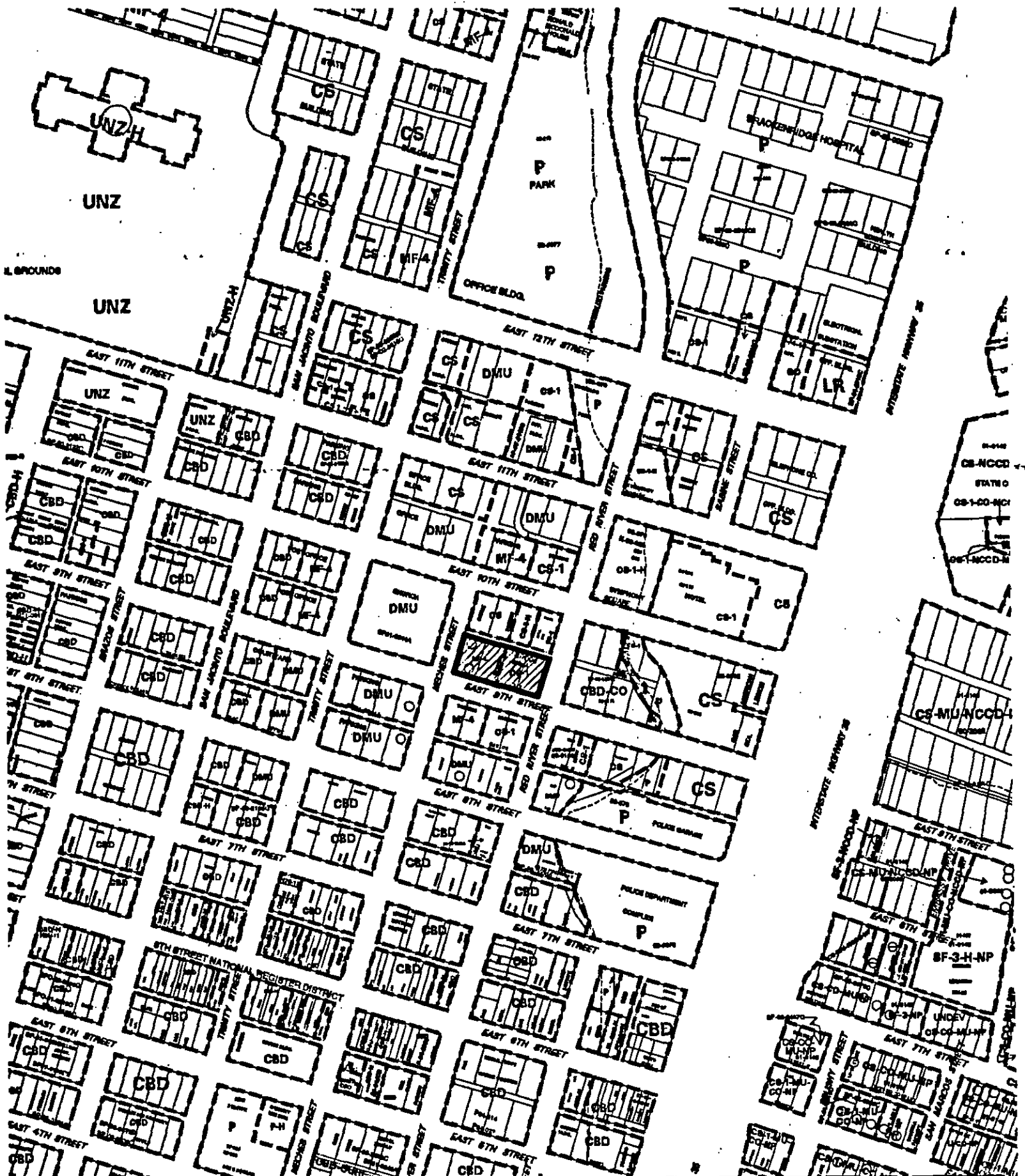
Will Wynn
Mayor




9
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11
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13 **APPROVED:** _____

David Allan Smith
City Attorney

ATTEST: _____

Shirley A. Brown
City Clerk



SUBJECT TRACT 
 PENDING CASE 
 ZONING BOUNDARY 
 CASE MGR: G. RHOADES

ZONING
 CASE #: C14-04-0173
 ADDRESS: 901-903 NECHES ST & 900
 RED RIVER
 SUBJECT AREA (acres): 0.811

DATE: 05-06
 INTLS: SM

CITY GRID
 REFERENCE
 NUMBER
 J22

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
June 9, 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 CBD-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 CBD-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: May 19, 2005

ACTION: Approved CBD-CO. The CO
Limits trips to 2,000 per day (Vote: 5-1, J.
Goodman-nay, D. Thomas-off dais).

ORDINANCE READINGS: 1st

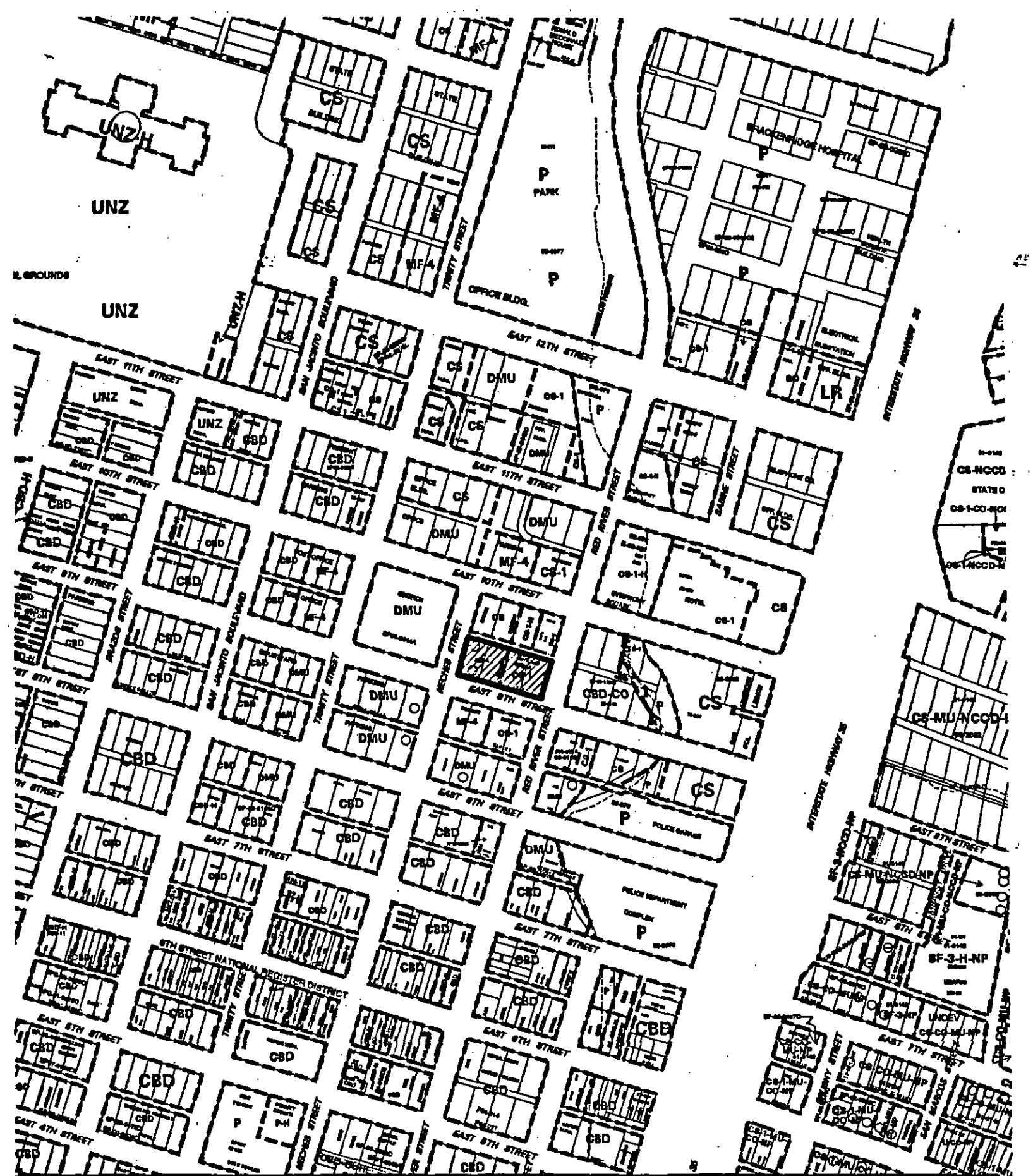
2nd





3rd

ORDINANCE NUMBER:

CASE MANAGER: Glenn Rhoades

PHONE: 974-2775



 1" = 400'	SUBJECT TRACT 	ZONING CASE #: C14-04-0173 ADDRESS: 901-903 NECHES ST & 900 RED RIVER SUBJECT AREA (acres): 0.811	DATE: 05-08 INTLS: SM	CITY GRID REFERENCE NUMBER J22
	PENDING CASE 			
	ZONING BOUNDARY 			
	CASE MGR: G. RHOADES			



City of Austin

Subdivision
Base
Center Line



This map has been produced by the City of Austin as a working staff 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 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 (1858-1933) 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.

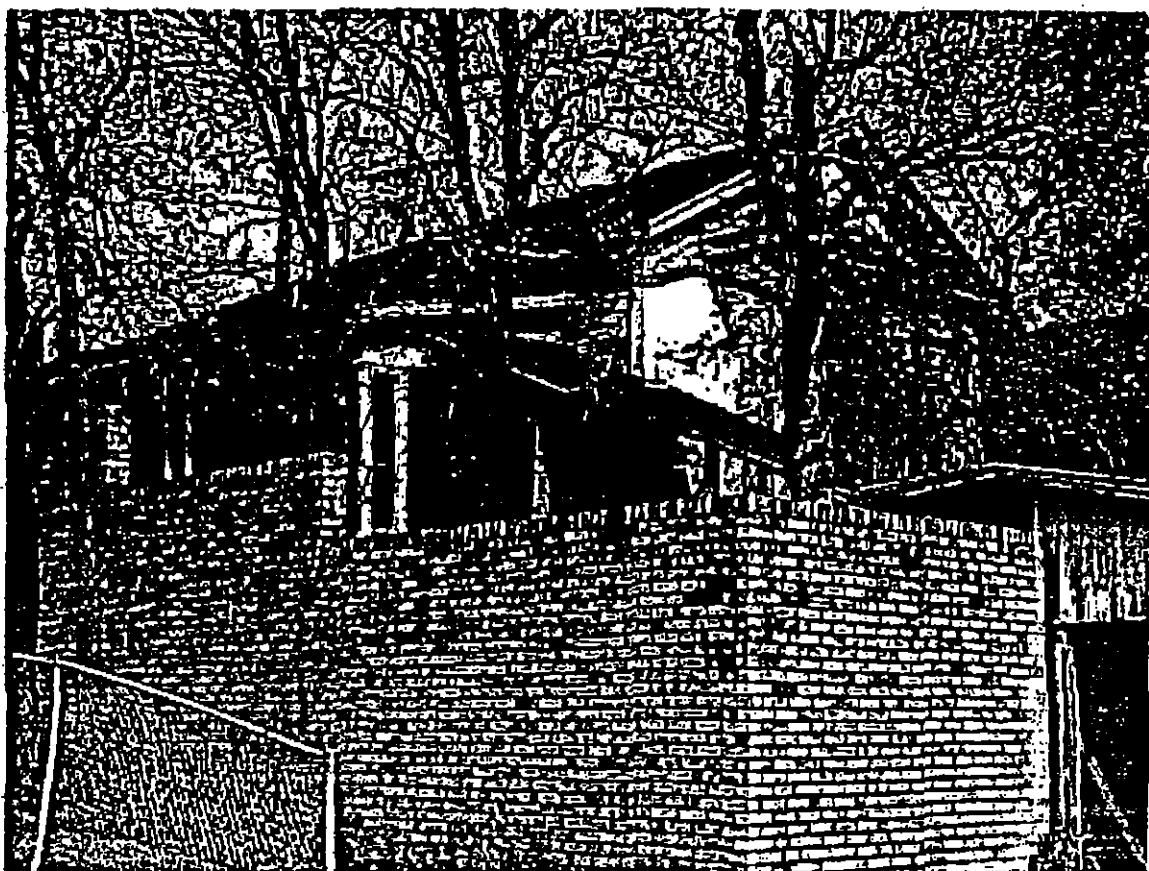
Edgar Houston apparently took over management of the Neches Street property around 1911. He is a signatory to a mechanic's lien filed by C.J. Carlson in 1911 to "construct, erect, and finish in a true, perfect and workmanlike manner a one-story frame dwelling house and fencing" on Lot 1,

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)



903 NECHES STREET

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



903 NECHES STREET

**Detail of front porch frieze
(Neches Street façade)**



909 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.



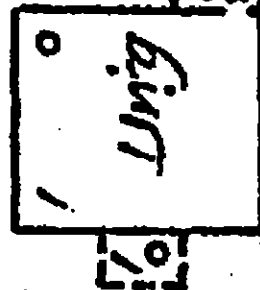
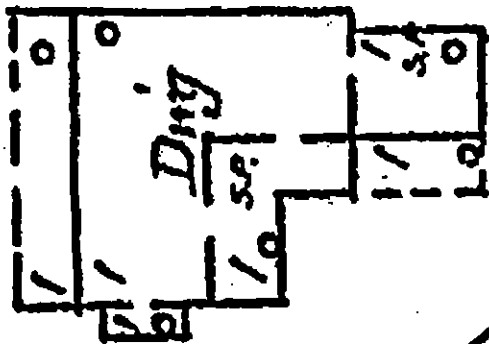
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1889 SANBORN MAP

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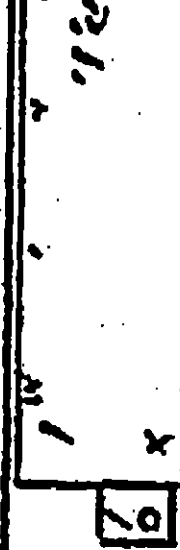
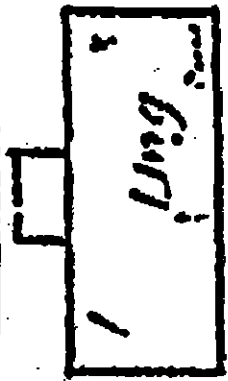
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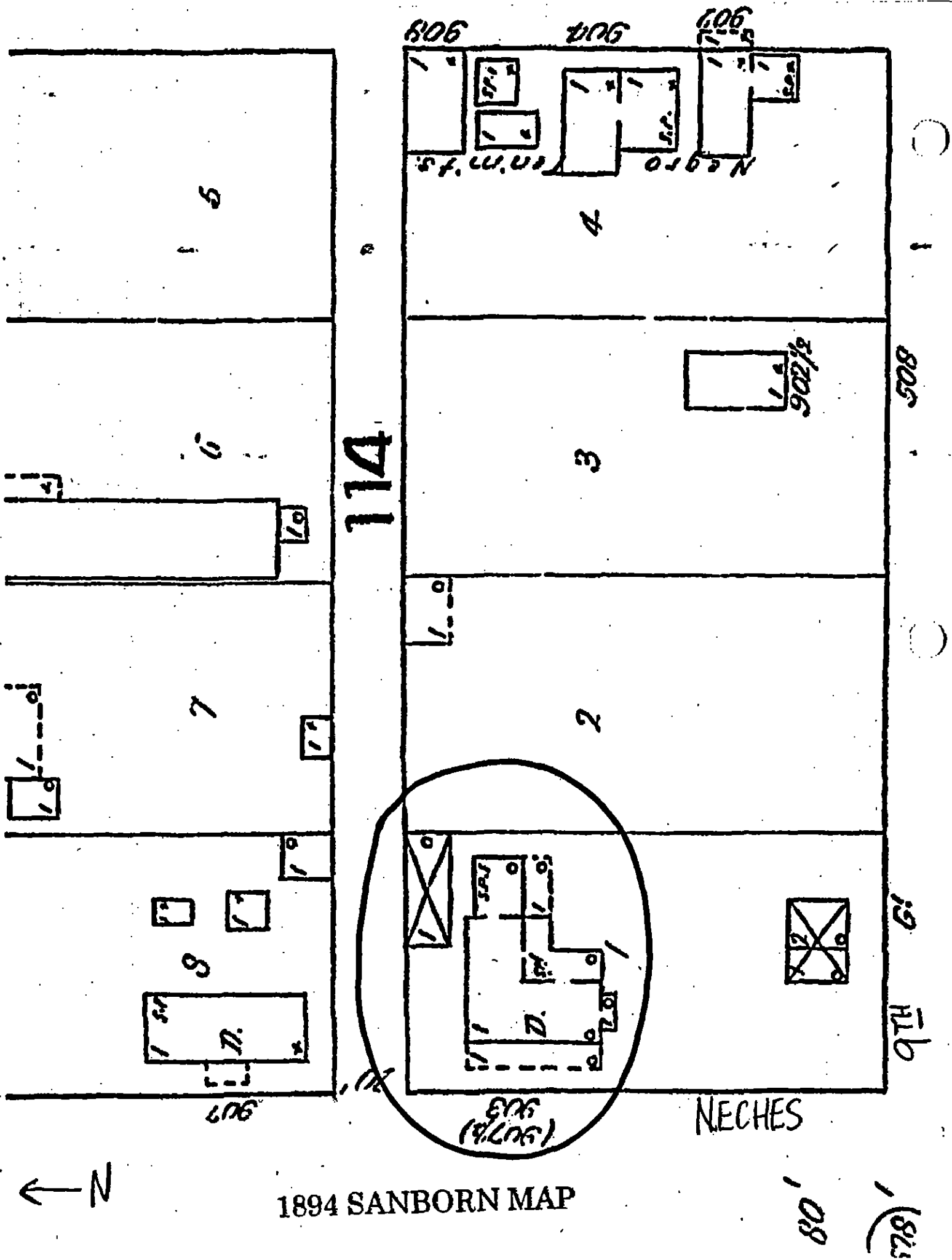
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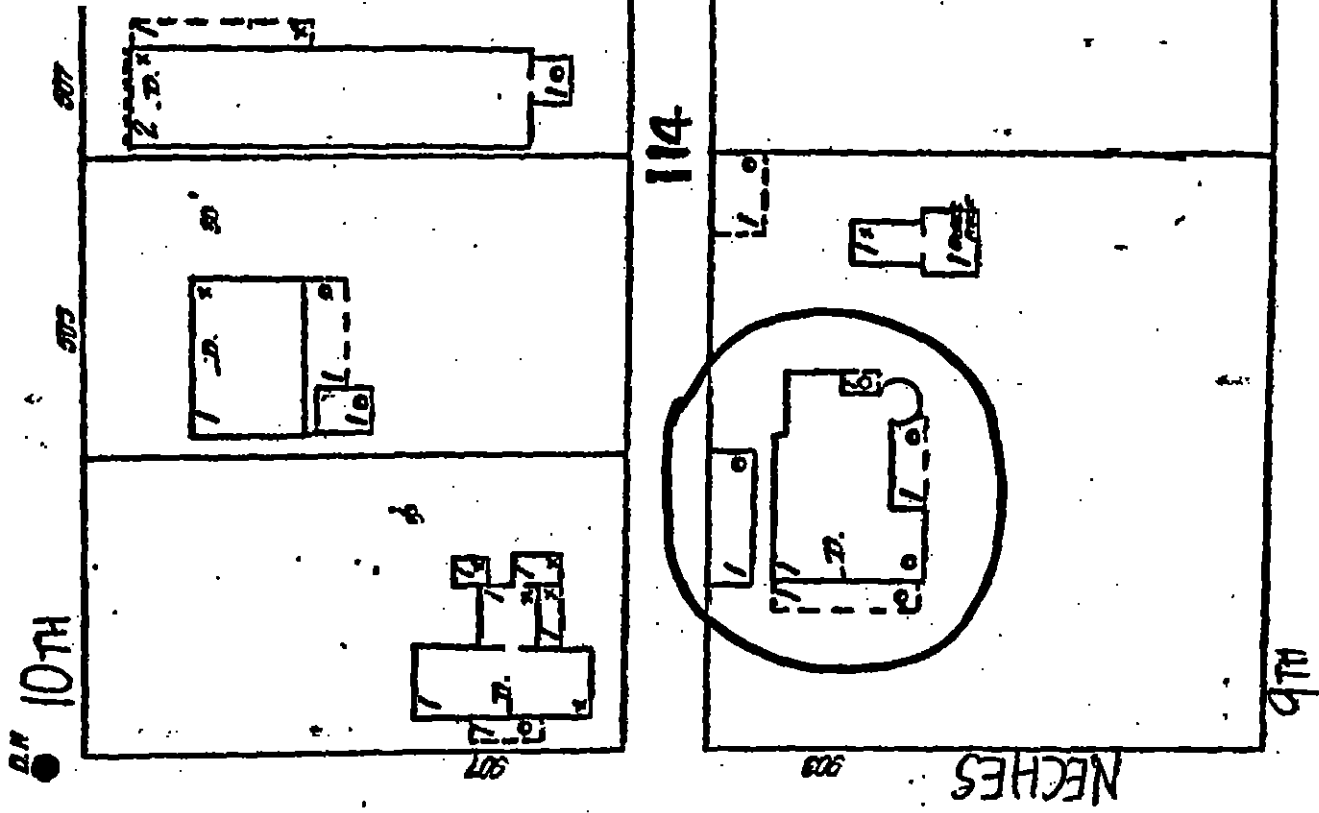
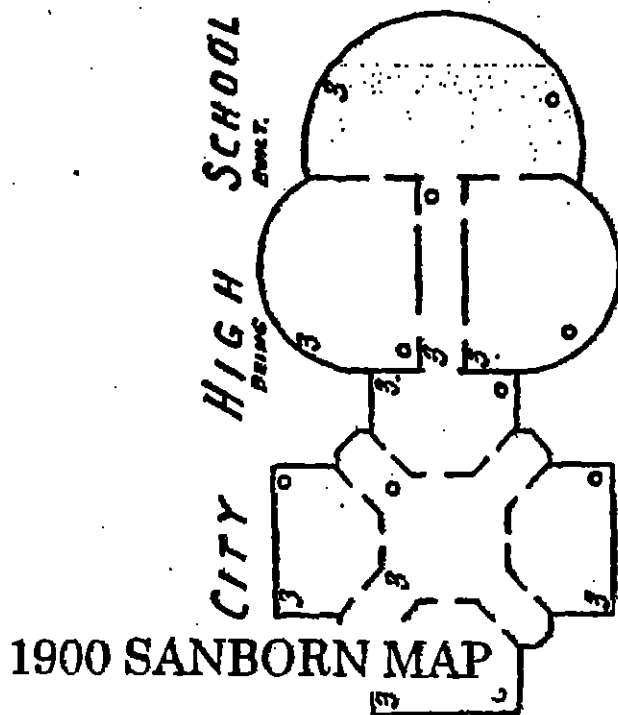
1894 SANBORN MAP



E. 10TH ST.

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1935 SANBORN MAP

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Charles Koch's advertisement

AF - Laundry industry L 1800 (15)
 1 Day to Day, 10 Days to delivery. Established 1876. 1 Day to Day, 10 Days to delivery.

LONE STAR DYE HOUSE.

R. Miles *Charles Koch's collection*

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 28th 1897
Received of Mrs. Pease
Charles Koch

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

Around the Clock

WEDNESDAY, FEB. 15
The following are the events of the day:
10:00 a.m. - The first of the winter storms hit the city, bringing with it a heavy snowfall and high winds.
11:00 a.m. - The city council met in session to discuss the proposed new city hall.
1:00 p.m. - The city council continued its session, discussing the proposed new city hall.
2:00 p.m. - The city council continued its session, discussing the proposed new city hall.
3:00 p.m. - The city council continued its session, discussing the proposed new city hall.
4:00 p.m. - The city council continued its session, discussing the proposed new city hall.
5:00 p.m. - The city council continued its session, discussing the proposed new city hall.
6:00 p.m. - The city council continued its session, discussing the proposed new city hall.
7:00 p.m. - The city council continued its session, discussing the proposed new city hall.
8:00 p.m. - The city council continued its session, discussing the proposed new city hall.
9:00 p.m. - The city council continued its session, discussing the proposed new city hall.
10:00 p.m. - The city council continued its session, discussing the proposed new city hall.
11:00 p.m. - The city council continued its session, discussing the proposed new city hall.
12:00 a.m. - The city council continued its session, discussing the proposed new city hall.

Koch Funeral Scheduled Sunday

Pioneer Cleaner & Ruler Set

ALSO, PALMIST
Funeral services for Charles Koch, 54, will be held Sunday at 2 p.m. from the Cook funeral home. The Rev. M. E. Harrison will officiate.
Mr. Koch died at the family residence, 2121 N. 1st St., Thursday night.
Born in Walden, Minn., October 18, 1879, he was the first child of his parents, John and Mary Koch.
He was married to Mrs. Mary Koch, nee Johnson, in 1905. They have three children: John, William and Mary.
Mr. Koch was a pioneer in the cleaning business in this city. He was the first to introduce the use of the vacuum cleaner in this city.
He was also a ruler and a palmist. He was known for his ability to read the lines of a person's hand and to tell the future.

Resident Dies



Funeral services for Charles Koch, 54, will be held Sunday at 2 p.m. from the Cook funeral home. The Rev. M. E. Harrison will officiate.
Mr. Koch died at the family residence, 2121 N. 1st St., Thursday night.
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Mr. Koch was a pioneer in the cleaning business in this city. He was the first to introduce the use of the vacuum cleaner in this city.
He was also a ruler and a palmist. He was known for his ability to read the lines of a person's hand and to tell the future.

At Sheep Selling

At Stead

Little Change Rec

Cattle Trade

RETURN TO DISCO
Mrs. J. M. Smith and daughter, Miss Mary Smith, have returned to their home in the city after a visit to the state capital at Lincoln.
They were accompanied by their mother, Mrs. J. M. Smith, and their sister, Miss Mary Smith.
They were in the city for a few days and then returned to their home in the city.

Dial 43 Over 10

AMERICAN STATEMAN Classified Information

CLASSIFIED INFORMATION
The following information is classified as confidential and is not to be released to the public without the express written consent of the American Stateman.
1. The American Stateman is a confidential source of information for the government.
2. The American Stateman is a confidential source of information for the government.
3. The American Stateman is a confidential source of information for the government.
4. The American Stateman is a confidential source of information for the government.
5. The American Stateman is a confidential source of information for the government.

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MRS. FRANCIS DILLIE WINDER

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- 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. Postponed on 3/1/05 (applicant); Postponed on 3/15/05 (ZAP - Agenda error); Postponed on 3/29/05 (applicant)
Postponements
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