

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



**AGENDA ITEM NO.: Z-17
AGENDA DATE: Thu 07/28/2005
PAGE: 1 of 1**

SUBJECT: C14H-05-0009 – Lyman Bailey House - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 1409 East 2nd Street from family residence- neighborhood plan (SF-3-NP) combining district zoning to family residence-historic-neighborhood plan (SF-3-H-NP) combining district zoning. Historic Landmark Commission Recommendation: To grant family residence-historic-neighborhood plan (SF-3-H-NP) combining district zoning. Planning Commission Recommendation: To grant family residence-historic-neighborhood plan (SF-3-H-NP) combining district zoning. Applicant: Historic Landmark Commission. Property Owner: Dan Day. City Staff: Steve Sadowsky, 974-6454.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-05-0009

HLC DATE: April 25, 2005
May 23, 2005

PC DATE: June 28, 2005

AREA: 17,751 square feet

APPLICANT: Historic Landmark Commission

HISTORIC NAME: Lyman Bailey House

WATERSHED: Town Lake

ADDRESS OF PROPOSED ZONING CHANGE: 1409 E. 2nd Street

ZONING FROM: SF-3-NP

ZONING TO: SF-3-H-NP

SUMMARY STAFF RECOMMENDATION: Staff recommends the proposed zoning change from single family residence, neighborhood plan (SF-3-NP) district to single family residence, neighborhood plan - Historic (SF-3-H-NP) combining district zoning, based upon the age, integrity, architecture, and historical associations of this property.

HISTORIC LANDMARK COMMISSION ACTION: April 25, 2005: Initiated a historic zoning case. May 23, 2005: Recommended the proposed zoning change from single family residence, neighborhood plan (SF-3-NP) district to single family residence, neighborhood plan - Historic (SF-3-H-NP) combining district zoning, based upon the age, integrity, architecture, and historical associations of this property.

PLANNING COMMISSION ACTION: Recommended the proposed zoning change from single family residence, neighborhood plan (SF-3-NP) district to single family residence, neighborhood plan - Historic (SF-3-H-NP) combining district zoning. Vote: 6-1 (Galindo opposed, Sullivan absent).

DEPARTMENT COMMENTS: The house is listed in the East Austin Cultural Resources Survey (1980).

CITY COUNCIL DATE: July 28, 2005

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: Guadalupe Neighborhood Development Corporation.

BASIS FOR RECOMMENDATION:

The ca. 1902 Lyman Bailey house meets the criteria for designation as a historic landmark. It is over 50 years old, maintains a high degree of architectural integrity, and is significant for its architecture and its associations with Lyman Bailey (see below).

ARCHITECTURE

The ca. 1902 Lyman Bailey house at 1409 E. 2nd Street is an excellent example of Folk Victorian architecture, which was very popular at the turn of the 20th century. Folk Victorian (or Vernacular Victorian) houses were middle-class versions of the larger Queen Anne houses popular at the same time for the upper classes, and were generally designed by carpenters and contractors rather than by architects. Folk Victorian houses contain popular design motifs, such as spindlework, fancy shingling, and colored glass windows, although they can be as restrained in ornamentation as the Lyman Bailey house. Generally, they are simple wing-and-gable houses with a prominent front porch, single and paired 2:2 windows, and transoms, all of which are present on the Lyman Bailey house.

The house remains largely intact, but with several modern additions, which are in poor condition. City building permit records evidence that Mrs. Cordelia Bailey closed in porches and added a bathroom in 1938; other undocumented additions appear on the house.

HISTORY

Lyman and Cordelia Bailey, the first known owners of the property, purchased it in 1902. Bailey was the Assistant Chief Clerk at the General Land Office until 1915, when he became the probation officer for Austin and Travis County, a position he held until his death in 1935. Bailey, who had already formed the Young Mens' Christian Society for older boys and young men, established the first Boy Scout troop in Austin in March, 1911, and the Austin Council of Boy Scouts in 1912. He served on the Court of Honor and the Executive Council of the Austin Area Council, and was named Austin's Most Worthy Citizen in 1926.

Lyman's widow Cordelia remained in the house until after 1960, creating some apartments between 1947 and 1949, which she rented to working-class couples. Mrs. Bailey moved from the house around 1961, and the house has been used as a rental property since that time.

PARCEL NO.: 02040611050000

DEED RECORD:

LEGAL DESCRIPTION: The East 114 feet of the North 148.5 feet of the West 318 feet of Outlot 20, Division "O".

ANNUAL TAX ABATEMENT: Owner-occupied rate: \$2,352; City tax abatement: \$619. Income-producing rate: \$1,185; City tax abatement: \$319.

APPRAISED VALUE: \$180,682

PRESENT USE: Vacant

CONDITION: Fair

PRESENT OWNER

Dan Day
8301 Shoal Creek Boulevard
Austin, Texas 78757

DATE BUILT: ca. 1902

ALTERATIONS/ADDITIONS: Porches enclosed and bathroom added, 1938; other additions of unknown date.

ORIGINAL OWNER(S): Lyman and Cordelia Bailey (1902)



1409 E. 2nd Street
ca. 1902



1409 E. 2nd Street
ca. 1902

27 Mrs. Liman J. Bailey
20

1409 E. 2nd. St.

Close in porch and add bath

124r - 5/14/38

4-2-75-148565- Louis Joseph - repair res-\$300.00
water and sewer existing

Scout Commissioner, March, 1911, to present time.

Member of the Court of Honor and the Area Executive Board.

Past Master of the Masonic Lodge.

Member of Austin Rotary Club.

Sunday School Superintendent.

Member of Board of Stewards of Methodist Church.

Member of local and state Social Service and Welfare organizations.

Probation Officer, Travis County.

He is the founder of the Boy Scout work in Austin, having organized the first troop in March, 1911, and the Austin Council in 1912. He has served for over twenty years as Scout Commissioner and has given unselfishly of his time, influence and energy in furthering the interests of Scouting. He attends the Council summer camp regularly each year, serves on the Court of Honor, and is a valuable member of the Executive Board of the Austin Area Council. Before entering Scouting he was active in boys' club work and was instrumental in forming a local organization for older boys and young men known as the Young Men's Christian Society. For many years he was a member of the Rotary boys' work committee. He has served as superintendent of a Sunday School for over thirty years. In his vocation as probation officer he acts as big brother to boys daily. He is recognized as a friend of all boys and counts hundreds of them among his acquaintances. In 1926 he was selected as Austin's "Most Worthy Citizen."

SILVER BEAVER AWARD CITATIONS

Awarded 1932

LYMAN J. BAILLY, Probation Officer. He is the founder of the Boy Scout work in Austin, having organized the first troop in March, 1911, and the Austin Council in 1912. He has served for over twenty years as Scout Commissioner and has given unselfishly of his time, influence and energy in furthering the interests of Scouting. He attends the Council summer camp regularly each year, serves on the Court of Honor, and is a valuable member of the Executive Board of the Austin Area Council. Before entering Scouting he was active in boys' club work and was instrumental in forming a local organization for older boys and young men known as the Young Men's Christian Society. For many years he was a member of the Rotary boys' work committee. He has served as superintendent of a Sunday School for over thirty years. In his vocation as probation officer he acts as big brother to boys daily. He is recognized as a friend of all boys and counts hundreds of them among his acquaintances. In 1926 he was selected as Austin's "Most Worthy Citizen."

OCCUPANCY HISTORY
1409 E. 2nd Street

From City Directories
Austin History Center
Prepared by City Historic Preservation Office
April, 2005

- 1969 Mackie and Lena Miller, renters
 Driver, Austin White Lime Company
- Rear: Vacant
 1409a: Vacant
 1409b: Lucy Thomason
 No occupation listed
- 1965 Mackie and Lana Miller, renters
 Driver, Austin White Lime Company
- Rear: Lucy Baker
 No occupation listed
 1409a: Mary Smith
 No occupation listed
 1409b: Vacant
- 1960 Cordelia Bailey, owner
 Widow, Lyman Bailey
 No occupation listed
- 1409a: Laura White
 No occupation listed
 1409b: Curtis and Bertha Dove
 Attendant, Austin State Hospital
- 1957 Cordelia Bailey, owner
 Widow, Lyman Bailey
 No occupation listed
- 1409a: Vacant
 1409b: Hallie Richardson
 No occupation listed

1954 Cordelia Bailey, owner
Widow, Lyman Bailey
No occupation listed

1409a: Vernon and Reta Moss
Warehouseman

1409b: John S. and Cora Mussett
Driver, City Sanitation Department

1952 Cordelia Bailey, owner
Widow, Lyman Bailey
No occupation listed

1409a: Curtis Dove
No occupation listed

1409b: Clifton W. Fort
Listed in main directory as residing at 1908 Brackenridge

1949 Cordelia Bailey, owner
Widow, Lyman Bailey
No occupation listed

1409a: Lonnie and Mary Kunshick
Superintendent, Sandahl Beverages

1409b: Clifton W. and Joyce Fort
Clifton: Frameman, Telephone Company
Joyce: Operator, Telephone Company

1947 Cordelia Bailey, owner
Widow, Lyman Bailey
No occupation listed

No apartments listed.

1944-45 Cordelia Bailey, owner
Widow, Lyman Bailey
No occupation listed

1942 Cordelia Bailey, owner
Widow, Lyman Bailey
No occupation listed

1940 Cordelia Bailey, owner
Widow, Lyman Bailey
No occupation listed

Also listed are Melburn and Myrtice Clayton. Melburn listed no occupation; Myrtice was a waitress and E.M. Scarbrough & Sons.

1937 Cordelia Bailey, owner
Widow, Lyman Bailey
No occupation listed

1935 Lyman J. and Cordelia Bailey, owners
City and County probation officer and Commissioner, Boy Scouts of America

1932-33 Lyman J. and Cordelia Bailey, owners
City and County probation officer and Commissioner, Boy Scouts of America

Also listed are Calis A. and Amy Reynolds; neither gave their occupation.

1930-31 Lyman J. and Cordelia Bailey, owners
City and County probation officer and Commissioner, Boy Scouts of America

Also listed are Calis A. and Amy Reynolds; neither gave their occupation.

1929 Lyman J. and Cordelia Bailey, owners
City probation officer

1927 Lyman J. and Cordelia Bailey, owners
City probation officer and Commissioner, Boy Scouts of America

1924 Lyman J. and Cordelia Bailey, owners
City probation officer and Commissioner, Boy Scouts of America

1922 Lyman J. and Cordelia Bailey, owners
City probation officer and Commissioner, Boy Scouts of America

1920 Lyman J. and Cordelia Bailey, owners
City probation officer and Commissioner, Boy Scouts of America

1918	Lyman J. and Cordelia Bailey, owners City probation officer and Commissioner, Boy Scouts of America
1916	Lyman J. and Cordelia Bailey, owners City probation officer and Commissioner, Boy Scouts of America
1914	Lyman J. and Cordelia Bailey, owners Book-keeper, General Land Office; Scout Commissioner, University Scout Master's Training Class
1912-13	Lyman J. and Cordelia Bailey, owners Book-keeper, General Land Office
1910-11	Lyman J. and Cordelia Bailey, owners Assistant Chief Clerk, General Land Office
1909-10	Lyman J. and Cordelia Bailey, owners Assistant Chief Clerk, General Land Office
1906-07	Lyman J. and Cordelia Bailey, owners Assistant Chief Clerk, General Land Office
1905	Lyman J. and Cordelia Bailey, owners Assistant Chief Clerk, General Land Office
1903-04	Lyman J. and Cordelia Bailey, owners Head transcript clerk, General Land Office
1900-01	Bailey is listed as a clerk at the General Land Office, residing at 1406 Guadalupe Street

COUNTY CITY QUAD BLOCK LOT 0120

NAME: _____ COUNTY: TRAVIS

ADDRESS: 1409 E 2 CITY: AUSTIN

ARCHITECT/BUILDER: _____ UTM: _____

OWNER: Louis A. Joseph, 916 E 51st St, DATE: 1900 PERIOD: _____

Auction 78751 STYLE: VERNACULAR

DESCRIPTION: 2068 sq. ft., 3 units THEME: _____

1 STORY WOOD FRAME COTTAGE

BUILDING MATERIAL: wall: WD. SIDING roof: ASPHALT SHINGLE

PHYSICAL CONDITION: GOOD SITE: original ☒ or moved _____ date _____

ALTERATIONS: _____

SIGNIFICANCE: _____

AREA OF SIGNIFICANCE: ARCH LEVEL OF SIGNIFICANCE: _____

DESIGNATION: NR NHL RTHL HABS HAER HESI HSI OTHER: _____

ORIGINAL USE: RES PRESENT USE: RES

RELATIONSHIP TO SURROUNDINGS: COMPATIBLE

ACREAGE/BOUNDARY DESCRIPTION: E. 114 ft. of N. 49.5 ft. of N. 131 ft., 0120, Div. 0

114 ft. x 148.5 ft. (1/2)

BIBLIOGRAPHIC DATA: WD 2458, p. 121 (1962) Not present on 1900 map.

SEE INFO/CORRESPONDENCE FILES: _____

RECORDED BY: Freeman + MDF INFORMANT: _____

DATE: 8/8/80 PHOTO DATA: 3 May 80 MEF 3-2/14

(rev. 6-79)

NAME: _____ CITY QUAD EST

LOCATION: 1409 E. 2ND NOR-SITE NO.



VIEW: _____

RECORDED BY: _____

DATE: _____