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

<u>SUBJECT</u>: 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 DIRECTOR'S

DEPARTMENT: and Zoning **AUTHORIZATION:** Greg Guernsey

RCA Serial#: 9376 Date: 07/28/05 Original: Yes Published:

Disposition: Adjusted version published:

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 FRÓM: SF-3-NP ZONING TO: SF-3-H-NP

<u>SUMMARY STAFF RECOMMENDATION</u>: 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.

<u>PLANNING COMMISSION ACTION</u>: 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).

<u>DEPARTMENT COMMENTS</u>: 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.

<u>PARCEL NO.</u>: 02040611050000 <u>DEED RECORD</u>:

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

<u>ALTERATIONS/ADDITIONS</u>: 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

Mrs. Liman J. Bailey 27 \$3 20

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1409 E. 2nd. St.

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4-2-75-148565- Louis Joseph-repair res-\$300.00 124r - 5/14/38 water and sewer existing

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(Continued from page 1.)

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Central-Texas-Fryers Co. To: -\Dutch-Indies

PRAIRIE LEA May 10-Caural Texas grown chick-dispull grace a home in that Detch-West-Indies.

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the voune counter created ing the high cost. of living in their distant home. Favore are it to each and core MI Petita a gine

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Bruno's Wife Bewildered By-Maze-of-Events

(Copyright, 1918, by the United Press)

NEW YORK, May 16.—Anna
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Scout Commissioner, March, 1911, to present time.

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

Fast Master of the Masonic Modge.

Member of Austin Motary Club.

Sunday School Superintendent.

Member of Board of Stewards of Methodist Church.

Member of local and state Social Service and Welfare organizations.

Probetion 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. We has served for over twenty years as Scout Courisaioner 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. Defore entering Scouting he was active in boys shub 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 Actary 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 borthy Citizen."

SILVER BEAVER AWARD CITATIONS

LYRAN J. BAILLY, Probation Officer. He is the founder of the Boy Scout work in Austin, having organized the first troop in Merch, 1911, and the Austin Council in 1912. He has served for over twenty years as Scout Comissioner and has given unselfishly of his time, influence and energy in furthering the interests of Scouting. He strangs the Council summer camp regularly each year, serves on the Court of Honor, and is a valuable member of the Executive Board of the Mustin area Council. Before entering Scouting be 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 be was a member of the Motary 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. lie is recognized as a friend of all boys and counts hundreds of them smong his acquaintences. In 1926 he was selected as Austin's "Most Worthy Citison.

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

Jovce: 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	AD LOT ALZO				
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NAME: ADDRESS: 1469 E 2	CITY: AU	TIN			
DDRESS:					
RCHITECT/BUILDER:	DATE: 1900	PERIO	D:		
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<u> </u>					
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riginal use: <u>24-5</u> elationship to surroundings: <u>Copapa</u>	TI BLE PRESENT USE: _	_			
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