

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



**AGENDA ITEM NO.: Z-3
AGENDA DATE: Thu 03/11/2004
PAGE: 1 of 1**

SUBJECT: C14H-03-0024 – Harris-Carter House. Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 603 Carolyn Avenue from family residence (SF-3) district to family residence-historic (SF-3-H) combining district. Historic Landmark Commission Recommendation: To grant family residence-historic (SF-3-H) combining district. Planning Commission Recommendation: To grant family residence-historic (SF-3-H) combining district. Applicant: Edward Lindlof, Jr. and Cynthia Lindlof (owners). City Staff: Steve Sadowsky, Historic Preservation Office, Transportation, Planning and Sustainability Department, 974-6454.

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

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-03-0024

H.L.C. DATE:

November 17, 2003

P.C. DATE:

February 24, 2004

AREA: 19,000 square feet

APPLICANT: Edward A. Lindlof, Jr.

AGENT: NA

HISTORIC NAME: Harris-Carter House

WATERSHED: Waller Creek

ADDRESS OF PROPOSED ZONING CHANGE: 603 Carolyn Avenue

ZONING FROM: SF-3

ZONING TO: SF-3-H

SUMMARY STAFF RECOMMENDATION: Staff recommends the proposed zoning change from family residence (SF-3) district, to family residence – historic (SF-3-H) combining district zoning.

HISTORIC LANDMARK COMMISSION ACTION: Recommended the proposed zoning change from family residence (SF-3) district to family residence-historic (SF-3-H) combining district zoning, by consent. Vote: 8-0 (Bunton and Mather absent).

PLANNING COMMISSION ACTION: Recommended the proposed zoning change from family residence (SF-3) district to family residence-historic (SF-3-H) combining district zoning, by consent. Vote: 7-0.

DEPARTMENT COMMENTS:

The Harris-Carter House has been identified as historically-significant in the Hancock Neighborhood, part of the Central Austin Combined Neighborhood Planning Area. The house is listed in the Comprehensive Cultural Resources Survey (1984), but was not assigned a preservation priority ranking.

CITY COUNCIL DATE: March 11, 2004

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION:

Hancock Neighborhood Association

BASIS FOR RECOMMENDATION:

The ca. 1921 Harris-Carter House was built by Sidon Harris, a very prominent local attorney and real estate developer. Harris built several houses in the neighborhood, and resided in this house on Carolyn Avenue from 1921 to 1922, when he sold his holdings in the area to W.A. Harper and Samuel Hirshfeld, who subdivided and developed the neighborhood. The house is an

excellent and intact example of the American Four-Square style with Classical Revival-styled details.

The Harris-Carter House meets Historic Landmark Designation Criteria 1, 3, 6, 7, and 11.

(1) Character, interest, or value as part of the development, heritage or cultural characteristics of the City of Austin, State of Texas, or the United States.

The ca. 1921 Harris-Carter House was built by Sidon Harris, a prominent local attorney and real estate developer, who platted adjacent Austin neighborhoods such as College Courts. Harris had numerous real estate dealings in the 1910s and 1920s, and appears to have built himself several residences while developing the adjacent property. He sold all of his holdings in this area to W.A. Harper and Samuel Hirshfeld in 1924. Harper and Hirshfeld subdivided and developed the neighborhood, which was designed to attract middle-class families and those with ties to the nearby University of Texas. Located on the high ground west of Waller Creek, the lots in the subdivision were developed slowly. As late as 1935, the Harris-Carter House was the only house on the south side of Carolyn Avenue.

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

The Harris-Carter House is an excellent example of the American Foursquare style of residential construction. Prized for its simplicity, the American Foursquare style was popular from the late 1890s until the Great Depression. American Foursquare houses are simple, box-shaped two story houses with a four-room plan, which provided a roomy interior. The houses were designed for middle class families, and generally have a symmetrical façade, a hipped roof with an attic and dormers, and minimal Classical Revival ornamentation. The Harris-Carter House embodies the distinguishing characteristics of American Foursquare design in its floorplan, symmetrical façade, and Classical Revival features such as the entry door framed by sidelights and a fanlight with leaded glass, and the Classical Revival-styled attic dormers on the front and back of the house. The concrete tile roof is an unusual material for this style of architecture. The house has a two-story porch on the east side, the first story is open and features arched openings; upstairs is enclosed. On the back of the house is a two-story sleeping porch, constructed of wood and screened in. A wood-frame two-story garage apartment at the rear of the property has a tile roof matching that on the house.

(6) Relationship to other distinctive buildings, sites or areas which are eligible for preservation according to a plan based on architectural, historical or cultural motif.

The house is located in the W.A. Harper Subdivision, which developed on land owned by Sidon Harris, the real estate developer of much of this area, including College Courts, just to the south of this house. The house has a history similar to that of the Ettlinger House, a designated city historic landmark located just south of this house, as both were built and occupied by Sidon Harris during his real estate enterprise days of the 1910s and 1920s.

(7) Portrayal of the environment of a group of people in an area of history characterized by a distinctive architectural style.

The house is an excellent example of middle class housing in Austin in the early 20th century. The American Foursquare style of architecture was designed for the middle class, and featured roomy interior plans in houses proposed for city lots. American Foursquare houses featured Classical Revival themes in architectural ornamentation, while maintaining a simple overall composition and plan.

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

Sidon Harris (1861-1926) was the principal developer of the neighborhoods north of the University of Texas campus in the 1910s and 1920s. A prominent local attorney, Harris specialized in land law. When failing health forced him to retire from his law practice, he became active in real estate development in Austin, Houston, and San Antonio. Among his notable developments in Austin is College Courts, located just to the south of the Harris-Carter House.

A.C. Knippa (1888-1972) owned the house from 1924 to 1926. Knippa had been in the grocery business in Austin since 1910, and opened the city's first Kash-Karry Grocery Store at 7th and Congress in 1920. Kash-Karry was one of the first chain grocery stores in Austin, and differed from older local establishments in that it did not offer credit to its customers, but required payment at the time of purchase. Kash-Karry, Piggly Wiggly, and the A&P all represented the new wave of chain stores in the 1910s and 1920s which soon replaced the older neighborhood grocers.

Dr. Carl E. Carter and his family owned the house from 1927 to 1976. A prominent local physician, Dr. Carter maintained his offices in the Scarbrough Building.

PARCEL NO.: 02170614020000

DEED RECORD: Vol. 5414, p. 2010.

ANNUAL TAX ABATEMENT: \$6,421 (owner-occupied rate)

APPRAISED VALUE: \$496,592

PRESENT USE: Residential

CONSTRUCTION/DESCRIPTION: Two-story rectangular-plan hipped-roof American Foursquare-style brick house with an almost-full-width independent porch on brick posts with a tile roof and terrace above with metal railing; central entry with leaded glass fanlight and sidelights; two-story porches on east elevation – the first story porch has arched openings, the second story is enclosed; two wood-frame screened sleeping porches on the rear; original tile roof pierced by central Classical Revival-styled gabled dormers at the front and rear. The property also contains a two-story wood-frame hipped roof garage apartment at the rear with a tile roof matching that on the house.

CONDITION: Excellent

PRESENT OWNERS

Edward A. Lindlof, Jr.

ADDRESS

603 Carolyn Ave., 78705

TELEPHONE

472-0195

DATE BUILT: ca. 1921

ALTERATIONS/ADDITIONS: None.

ORIGINAL OWNER(S): Sidon Harris (1921)

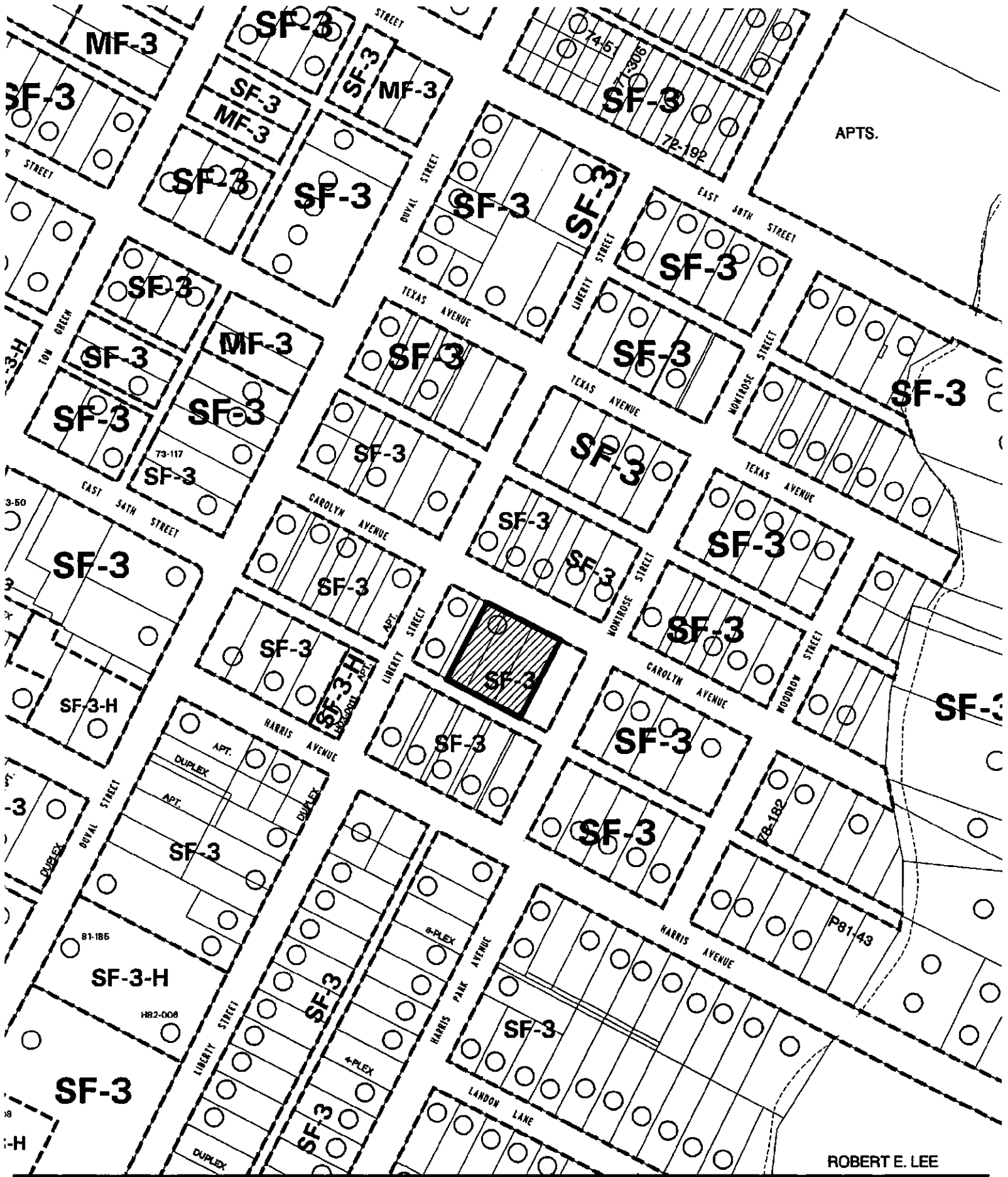
OTHER HISTORICAL DESIGNATIONS:


NATIONAL REGISTER: No

RECORDED TEXAS LANDMARK: No

NATIONAL LANDMARK: No

LOCAL SURVEYS: Yes, the house is listed in the Comprehensive Cultural Resources Survey (1984) but was not given a preservation priority ranking.



 <p>1" = 200'</p> <p>SUBJECT TRACT</p> <p>PENDING CASE</p> <p>ZONING BOUNDARY</p> <p>CASE MGR: S. SADOWSKY</p>	<p>HISTORIC ZONING</p> <p>CASE #: C14H-03-0024</p> <p>ADDRESS: 603 CAROLYN AVE</p> <p>SUBJECT AREA (acres): N/A</p> <p>DATE: 04-02</p> <p>INTLS: SM</p>	<p>CITY GRID REFERENCE NUMBER</p> <p>J24</p>
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F. 1: Historical Documentation - Deed Chronology

603 Carolyn Avenue

TRANSACTION:	VOL/PAGE
Sidon Harris & Mary Lee Horton Harris to W. A. Harper Outlot no. 8, Division C (with exceptions) 24 August, 1922	339/347-349
W. A. Harper & Samuel Hirshfeld to A. C. Knippa Lots 6,7,8 & E. 35' of 9, Block 6 15 October, 1924	366/42-44
A. C. Knippa & Margeretha Knippa to H. B. Smith Lots 7,8 & E. 35' of 9, Block 6 26 December, 1926	396/510-511
H. B. Smith & Hattie Smith to Dr. C. E. Carter Lots 7,8 & E. 35' of 9, Block 6 22 October, 1927	409/136-137
Wendell C. Carter, Arminta Carter Arnold & Margaret Clark to Edward A. Lindlof Jr. Lots 7,8 & E. 35' of 9, Block 6 16 April, 1976	5414/2010

F. 2: HISTORICAL DOCUMENTATION - Occupancy History

603 Carolyn Avenue

Source of information: City Directories and supported anecdotal

- 1921 - 1922 Sidon Harris and Mary Lee Horton Harris
- 1922 - 1924 Unknown. Owned by W. A. Harper and Samuel Hirshfeld, developers of the subdivision
- 1924 - 1926 A. C. Knippa and Margeretha Knippa and family
- 1926 - 1927 H. B. Smith and Hattie Smith
- 1927 - 1976 Dr. Carl E. Carter and Vida E. Carter and family
- 1976 - Edward A. Lindlof Jr. and Cynthia H. Lindlof

CITY OF AUSTIN HISTORIC RESOURCE SURVEY

TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev. 8-82)

1. County Travis TRA
AU 5. USGS Quad No. 3097-242 Site No. J-24-498
 City/Rural Austin UTM Sector _____
 2. Name _____ 6. Date: Factual _____ Est. 1930
 Address 603 Carolyn Ave. 7. Architect/Builder _____ Contractor _____
 3. Owner _____ 8. Style/Type _____
 Address _____ 9. Original Use _____
 4. Block/Lot _____ Present Use _____
 10. Description 2 story brick residence

11. Present Condition _____
 12. Significance _____

13. Relation to Site: Moved Date _____ or Original Site (describe) _____

14. Bibliography _____ 15. Informant _____
 16. Recorder HHM Date Jan-Mar 84

DESIGNATIONS

TNRIS No. _____ Old THC Code _____
☐ RTHL ☐ HABS (no.) TEX _____
 NR: ☐ Individual ☐ Historic District
☐ Thematic ☐ Multiple-Resource
 NR File Name _____
 Other _____

PHOTO DATA

B&W 4x5s _____ Slides _____
 35mm Negs. _____

YEAR	DRWR	ROLL	FRME
		52	34

to

ROLL	FRME
52	35

Tax Parcel # _____
 Original Owner _____

PHYSICAL CONDITION:

	Good	Fair	Poor
Structure	_____	_____	_____
Grounds	_____	_____	_____
Neighborhood	_____	_____	_____

PRESERVATION INDEX:

_____ City Zoning
 _____ Priority Research

COMMENTS:

ARCHITECTURAL SIGNIFICANCE:

Outstanding _____ Excellent _____
 Significant _____ Contributory _____

(Photo)

**THE MUSKIN COMPANY
CUSTOM HOME BUILDERS
(512) 371-0037**

FAX COVER SHEET

From: THE MUSKIN COMPANY

To: Steve Sadowsky/Historic Preservation Office

Date: February 17, 2004

Re: 802, 804 & 806 West Lynn Street

Fax: 974-9104

Sender's Fax: (512) 371-1253

Total Pages: 2 (Including this cover page)

Comments:

SENDING REPORT

Feb. 16 2004 04:52PM

YOUR LOGO :City Historic Preservation Off
YOUR FAX NO. :974-9104

NO.	OTHER FACSIMILE	START TIME	USAGE TIME	MODE	PAGES	RESULT
01	913302532574	Feb.16 04:51PM	01'13	SND	02	OK

TO TURN OFF REPORT, PRESS 'MENU' #04 SET:
THEN SELECT OFF BY USING 'JOG-DIAL'.

FOR FAX ADVANTAGE ASSISTANCE, PLEASE CALL 1-800-HELP-FAX (435-7329).

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY GENERALLY KNOWN AS THE HARRIS-CARTER HOUSE LOCATED AT 603 CAROLYN AVENUE FROM FAMILY RESIDENCE (SF-3) DISTRICT TO FAMILY RESIDENCE-HISTORIC (SF-3-H) 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 family residence (SF-3) district to family residence-historic (SF-3-H) combining district on the property described in Zoning Case No.C14H-03-0024, on file at the Neighborhood Planning and Zoning Department, as follows:

Lots 7 and 8, and the east 35 feet of Lot 9, Block 6, Outlots 7-8, Division C, Harper's Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 3, Page 89, of the Plat Records of Travis County, Texas,

generally known as the Harris-Carter House, locally known as 603 Carolyn Avenue, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. This ordinance takes effect on _____, 2004.

PASSED AND APPROVED

www

_____, 2004

Will Wynn
Mayor

APPROVED: _____ **ATTEST:** _____

David Allan Smith
City Attorney

Shirley A. Brown
City Clerk

