

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



**AGENDA ITEM NO.: Z-12
AGENDA DATE: Thu 06/24/2004
PAGE: 1 of 1**

SUBJECT: C14H-04-0007 – Steck House. Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 305 E. 34th Street from Multi-family Residence (MF-4) district to Multi-family Residence - Historic (MF-4-H) combining district zoning. Historic Landmark Commission Recommendation: To grant Multi-family Residence - Historic (MF-4-H) combining district zoning. Planning Commission Recommendation: Pending. Applicant: Ginger Hurst (owner). City Staff: Steve Sadowsky, Historic Preservation Office, Transportation, Planning and Sustainability Department, 974-6454.

REQUESTING Transportation, Planning
DEPARTMENT: and Sustainability

DIRECTOR'S
AUTHORIZATION: Austan Librach

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-04-0007

H.L.C. DATE: April 26, 2004

P.C. DATE: June 8, 2004

AREA: 19,332 square feet (Lots 3 and 4, Block 18, E.L. Steck Addition)

APPLICANT: Sonny Rhodes and Ginger Hurst

AGENT: NA

HISTORIC NAME: Steck House

WATERSHED: Waller Creek

ADDRESS OF PROPOSED ZONING CHANGE: 305 E. 34th Street

ZONING FROM: MF-4

ZONING TO: MF-4-H

SUMMARY STAFF RECOMMENDATION: Staff recommends the proposed zoning change from multi-family residence (MF-4) district, to multi-family residence – historic (MF-4-H) combining district zoning.

HISTORIC LANDMARK COMMISSION ACTION: Recommended the proposed zoning change from multi-family residence (MF-4) district, to multi-family residence – historic (MF-4-H) combining district zoning, by consent. Vote: 9-0 (Leary absent).

PLANNING COMMISSION ACTION: Recommended the proposed zoning change from multi-family residence (MF-4) district, to multi-family residence – historic (MF-4-H) combining district zoning, by consent. Vote: 5-0 (Galindo and Sullivan absent; Spelman resigned).

DEPARTMENT COMMENTS:

Nomination of the Steck House for landmark designation is an objective of the North University Neighborhood Plan. The house is listed in the Comprehensive Cultural Resources Survey (1984), but without a preservation priority.

CITY COUNCIL DATE: June 24, 2004

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION:

North University Neighborhood Association

BASIS FOR RECOMMENDATION:

E.L. Steck, a prominent Austin businessman and civic leader, built this house ca. 1921 on land he purchased and developed as the E.L. Steck Addition. The house is significant for its Colonial Revival architecture as well as its associations with Steck.

Staff evaluated the property for historic landmark designation and determined that the house meets Historic Landmark Designation Criteria 1, 3, 6, 7, 11, and 12.

(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.

E.L. Steck purchased Block 18 of the Grooms Addition from Sidon Harris in 1916. Harris was a prominent local real estate developer, responsible for planning the growth of the area north of the University of Texas campus. Steck subdivided his property as well, platting the Steck Addition in the North University neighborhood. Steck built this house ca. 1921 as his residence.

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

The Steck House is a classic example of the Colonial Revival style, popular for residential buildings from the 1870s through the 1950s. Between World War I and World War II, Colonial Revival was the most widespread historic revival house style in the United States, attractive because of its symmetry, simplicity, and historical and patriotic associations. The distinguishing characteristics of the style are a central hall, symmetrical façade, side-gabled roof, multi-paned windows with shutters, and simple, Classical details.

The Steck House is a two-story side-gabled frame house with a gambrel roof. The second story windows are actually in a full-width shed dormer, built into the slope of the gambrel. The paired windows have a 9:1 configuration; the central entry is framed by a pedimented portico, and features a simple fan light above the door, all hallmarks of the Colonial Revival style in the 1920s.

(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 Steck House was the first in the E.L. Steck Addition, platted in 1920 north of the University of Texas campus. The Steck House has been identified by the North University Neighborhood Association as having historical significance, and bears a relationship to other houses in the neighborhood. The Miller-Roberdeau House, a designated historic landmark, is across 34th Street.

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

The Colonial Revival Steck House represents the tastes and standard of living of Austin's upper middle class in the 1920s. Popular for their traditional design and historical associations, Colonial Revival houses appealed to the upper middle class, who were attracted by the sense of stability conveyed by the style.

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

Edgar Louis Steck (1875-1947), born in Ledbetter, Texas, moved to Austin with his family in 1892, and began work in the printing business with Eugene von Boeckmann. He later became the bookkeeper and manager of the Calcasieu Lumber Company before taking over the management of the Firm Foundation Publishing Company, a Christian publishing firm started by his father. E.L. incorporated the Steck Company in 1932, served as president until 1947, and then chairman of the board, building the company into one of the largest publishing concerns in the Southwest. Steck was the first city manager in Austin after the city manager form of government was created in the 1920s. He served on the Austin City Council from 1928 to 1933,

overseeing a \$4 million improvement plan for the city including the construction of the city airport, library, paving streets, and extending utility services.

Mary Lorinda (Lena) Riddle Steck was born in El Dorado, Kansas in 1883. She moved to Dallas, where she became a reporter, and then to Houston, where she wrote for the *Houston Chronicle and Houston Post*. She studied banking law, and was appointed by Governor Oscar Colquitt as chief clerk of the Texas Banking and Insurance Department in 1911, when she moved to Austin. She was the only female banking agent in the country at the time, and established a fiscal information bureau for state banks. She established and became the first president of the Texas Women's Bankers Association in 1912. She married Edgar Steck in 1913, was one of the founders of the YWCA, and organized the first business and professional women's club in Austin.

(12) *A building or structure that because of its location has become of value to a neighborhood, community area, or the city.*

The Steck House was the first in the Steck Addition. The North University Neighborhood Association supports designation of the house as a historic landmark.

PARCEL NO.: 0217060203000

DEED RECORD: Vol. 4429, Page 3910 (1972)

ANNUAL TAX ABATEMENT: \$2,740 (total – all taxing authorities) – non-owner-occupied rate. City property tax exemption: \$717.

APPRAISED VALUE: \$403,410

PRESENT USE: Residence

CONSTRUCTION/DESCRIPTION: Two-story rectangular-plan side-gabled gambrel roof frame house with central entry with an independent pedimented portico on Doric columns and fanlight above the door; paired 9:1 fenestration.

CONDITION: Excellent

PRESENT OWNERS

Margaret Rhodes, A. Sonny Rhodes, and Margaret (Ginger) Hurst
3512 Greenway
Austin, Texas 78705

DATE BUILT: ca. 1921

ALTERATIONS/ADDITIONS: Rear addition constructed 1964.

ORIGINAL OWNER(S): E.L. Steck (1920)

OTHER HISTORICAL DESIGNATIONS:

NATIONAL REGISTER:

RECORDED TEXAS LANDMARK: No

NATIONAL LANDMARK: No

LOCAL SURVEYS: Yes. The house is listed in the Comprehensive Cultural Resources Survey (1984), but with no preservation priority.





OK to process - waive
fee per NVNA N.P.
Steve Sadowsky
3-30-04

A. APPLICATION FOR HISTORIC ZONING

PROJECT INFORMATION:

Track 233669

BASIC PROJECT DATA:

1. OWNER'S NAME: Margaret Rhodes, A. Sonny Rhodes, Margaret (Ginger) R Hurst
2. PROJECT NAME: The Steck House
3. PROJECT STREET ADDRESS (or Range): 205 E. 34th
ZIP 78705 COUNTY: Texas
IF PROJECT ADDRESS CANNOT BE DEFINED ABOVE:
LOCATED _____ FRONTAGE FEET ALONG THE N. S. E. W. (CIRCLE ONE) SIDE OF
(ROAD NAME PROPERTY FRONTS ONTO), WHICH IS
APPROXIMATELY _____ DISTANCE FROM ITS
INTERSECTION WITH _____ CROSS STREET.

AREA TO BE REZONED:

4. ACRES _____ (OR) SQ.FT. _____

5. ZONING AND LAND USE INFORMATION:

EXISTING ZONING	EXISTING USE	TRACT# (IF MORE THAN 1)	ACRES / SQ. FT.	PROPOSED USE	PROPOSED ZONING
<u>mf4</u>	_____	_____	_____	_____	<u>mf-4-H</u>
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

RELATED CURRENT CASES:

6. ACTIVE ZONING CASE?	(YES / NO)	FILE NUMBER:	_____
7. RESTRICTIVE COVENANT?	(YES / NO)	FILE NUMBER:	_____
8. SUBDIVISION?	(YES / NO)	FILE NUMBER:	_____
9. SITE PLAN?	(YES / NO)	FILE NUMBER:	_____

PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):

10a. SUBDIVISION REFERENCE: Name: <u>E.L. Steck</u>			
Block(s) <u>18</u>	Lot(s) <u>3-4</u>	Outlot(s) _____	
Plat Book: <u>J</u>	Page _____		
Number: <u>24 + 25</u>			
10b. METES AND BOUNDS (Attach two copies of certified field notes if subdivision reference is not available or zoning includes partial lots)			

DEED REFERENCE CONVEYING PROPERTY TO PRESENT OWNER AND TAX PARCEL I.D.:

11. VOLUME: <u>4429</u>	PAGE: <u>39</u>	TAX PARCEL I.D. NO. <u>0217 060 203 0000</u>
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OTHER PROVISIONS:

12. IS PROPERTY IN A ZONING COMBINING DISTRICT / OVERLAY ZONE? YES / NO	_____
TYPE OF COMBINING DIST/OVERLAY ZONE (NCCD,NP, etc) <u>NO</u>	
13. LOCATED IN A LOCAL OR NATIONAL REGISTER HISTORIC DISTRICT? YES / NO	_____
14. IS A TIA REQUIRED? YES / NO (NOT REQUIRED IF BASE ZONING IS NOT CHANGING)	_____
TRIPS PER DAY: _____	
TRAFFIC SERIAL ZONE(S): _____	

OWNERSHIP TYPE:

15. <input checked="" type="checkbox"/> SOLE	<input type="checkbox"/> COMMUNITY PROPERTY	<input type="checkbox"/> PARTNERSHIP	<input type="checkbox"/> CORPORATION	<input type="checkbox"/> TRUST
If ownership is other than sole or community property, list individuals/partners/principals below or attach separate sheet.				

OWNER INFORMATION:

16. OWNER CONTACT INFORMATION	
SIGNATURE: <u>[Signature]</u>	NAME: <u>Sonny Rhodes Cinger R/Hurst</u>
FIRM NAME: _____	TELEPHONE NUMBER: <u>345-2204, 469-9295</u>
STREET ADDRESS: <u>3512 Greenway</u>	
CITY: <u>Austin</u>	STATE: <u>TX</u> ZIP CODE: <u>78705</u>
EMAIL ADDRESS: _____	

AGENT INFORMATION (IF APPLICABLE):

17. AGENT CONTACT INFORMATION	
SIGNATURE: _____	NAME: _____
FIRM NAME: _____	TELEPHONE NUMBER: _____
STREET ADDRESS: _____	
CITY: _____	STATE: _____ ZIP CODE: _____
CONTACT PERSON: _____	TELEPHONE NUMBER: _____
EMAIL ADDRESS: _____	

DEPARTMENTAL USE ONLY: _____

D. SUBMITTAL VERIFICATION AND INSPECTION AUTHORIZATION

SUBMITTAL VERIFICATION

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that proper City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc., may delay the proper review of this application.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND
INDICATE FIRM REPRESENTED, IF APPLICABLE.

M. Hurst 3-30-04
Signature Date
Ginger Hurst (Margaret R Hurst)
Name (Typed or Printed)

Firm (If applicable)

INSPECTION AUTHORIZATION

As owner or authorized agent, my signature authorizes staff to visit and inspect the property for which this application is being submitted.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND
INDICATE FIRM REPRESENTED, IF APPLICABLE.

M. Hurst 3-30-04
Signature Date
Ginger Hurst (Margaret R Hurst)
Name (Typed or Printed)

Firm (If applicable)

E. ACKNOWLEDGMENT FORM

concerning
Subdivision Plat Notes, Deed Restrictions,
Restrictive Covenants
and / or
Zoning Conditional Overlays

I, Ginger Hurst have checked for subdivision plat notes, deed restrictions,
(Print name of applicant)

restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions i.e. height, access, screening etc. on this property, located at

305 E. 34th St. Aus TX 78705
(Address or Legal Description)

If a conflict should result with the request I am submitting to the City of Austin due to subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays it will be my responsibility to resolve it. I also acknowledge that I understand the implications of use and/or development restrictions that are a result of a subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays.

I understand that if requested, I must provide copies of any and all subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlay information which may apply to this property.

Ginger Hurst
(Applicant's signature)

3-3-04
(Date)

Deed Record

Sidon Harris to E.L. Steck
Block 18, Grooms Addition
October 14, 1916
\$4,000

Vol. 287, pg. 407

E.L. Steck Subdivision Record
Block 18, E.L. Steck Resub of Grooms
Addition
March 29, 1920.

Vol. 319, pg. 384

Arthur E. Rhodes
to Arthur Webster Cain and Margaret Virginia Rhodes
Cain
Lot 3-4, Block 18, E.L. Steck Resub of Grooms
Addition
September 5, 1968
\$20,000

Vol. 3545, pg. 2009, 2010, 2011

Arthur Webster Cain and Margaret Virginia Rhodes
Cain to Arthur E. Rhodes
Lot 3-4, Block 18, E.L. Steck Resub of Grooms Addition
October 16, 1972
\$20,000

Vol. 4429, pg. 39

occupancy history city directories

1921	Directory missing
1922-1947	E.L. Steck
1948-1959	Mrs. Lena Steck widow
1960-1967	Ezra W. Gillan
1968	Lynn D. Pufford
1969-1972	Arthur W. Cain
1973-1975	Arthur Rhodes
1976	no return
1977-1978	apts Gertrude Giezetanner
1979	apts no return
1980	apts Jerri Beck
1981-1986	Hudson Bend Pottery A.W. Cain Pat
1987-1989	Tim Bjork
1991	no directory
1990	Geo R Leake III
1992	Joe Burke
1993-1995	Joe Burke, Ronald Mills
1996	Ronald Mills
1997	Jason Martin
1998-present	Oxford House

AF BIOGRAPHY
SIR JOHN L. BOND
1916-1986



Mrs. Steck Reporter, Banking Agent

By NANCY PHILIPS JONES
Written for The American-Statesman

IN 1910 a spirited young girl named Lena Riddle put on some flat heel shoes, walked boldly into the off limits man's world of banking and finance and made news all over the country by becoming the first woman banking agent in the world.

Before that the distractingly pretty Lena had horrified several newspaper editors and publishers, including the late G. B. Dealey of the Dallas Morning News, by applying for a job as a newspaper reporter.

The female phenomenon had small regard for the word "no" and a highly satirical attitude about the conventions of her day.

She became a political reporter for the Houston papers, strode into Austin with Governor Oscar B. Colquitt in 1911 to become chief clerk in the state banking department.

THE statuesque business woman met E. L. Steck who had a small printing shop left him by his father. At that time he had it only because he couldn't sell it. Lena's blue eyes regarded Edgar Steck with little interest. She was busy codifying all the state banking laws into a digest; editing the Texas "Bankers Record"; organizing and leading the Texas Women's Bankers Association, and forming her own banking agency.

"I couldn't add two and two but I told the fellows who could what the state would allow them to do."

Lena Riddle was soon considered top notch expert in her field.

The Houston Post, calling her "Mistress of Banking," noted: "There is not a single trace of the ordinary man's conception of the general type of business woman about her. Splendid robust health, beauty of face and figure and a vivaciousness that is infectious are some of her many charming qualifications. She sees no reason why a business career should make one of her sex other than a womanly woman."

National publications carried long stories and big pictures of the glamor girl of the banking world. Unfortunately she seems to be wearing the same wide brimmed picture hat in all the poses.

On a clipping from the St. Louis Republic, there is a Riddle tongue-in-cheek observation. "The press enjoys a joke pushed this far?"

While gaining wide recognition and considerable income, Lena Riddle never lost sight of the fireside. She was quoted far and wide advising women to stick to the home. "It is a serious mistake for a woman to choose a business career deliberately. Whatever satisfaction a woman may obtain by accomplishing things in business she can find to a greater degree in the home."

While people pondered the next move of the woman executive, Lena took her own advice

and married Edgar Steck in 1913. She never returned to the business world.

She directed her energies into raising three lively girls, keeping the two story five bedroom home at 305 East 34th, and using her organizational talents in civic work.

Mrs. Steck is one of the founders of the YWCA and organized the first Business and Professional Women's Club. It has since grown into a national organization.

Now 75 years old, Mrs. Steck reluctantly leads a more relaxed life. However, her voice is as strong as ever, her adjectives as colorful and her tongue as glib. "My long suit is telling the other fellow what to do," she says pokerfaced.

In 1924 she told a local reporter: "Mr. Steck and I have agreed that I must grow more dignified as the years go rolling on so that people will stop laughing when I mean to be serious."

When asked how she expected to while away the time after her children left home, Mrs. Steck declared "I don't know unless I keep on wigwagging and jumping every time Edgar says 'frog'."

This must have been news to Edgar Steck.

The Steck home was a popular gathering place and Mrs. Steck cooked cookies by the 400, made her daughters' clothes ("would cut out the dress in the morning and one of the girls would walk out in it that afternoon with the last snap still hot.")

The Steck girls are now Mrs. Raleigh Ross of Austin and Mrs. J. M. Greenlee of Houston. The third daughter, Harriet, died before reaching maturity. There are four grandchildren—Lucy and Raleigh Ross and Paula and Joe Greenlee Jr.

In the mid-thirties Steck sold his printing company to four of his top men. In failing health for years, Edgar Steck died in 1948. The firm retains his name and has grown into one of the state's largest concerns.

Looking back Mrs. Steck mused: "We are so much creatures of circumstance and circumstances change so, they are different from month to month."

Born March 16, 1883, in Eldorado, Kans., Lena was one of the three children of Mr. and Mrs. Charles H. Riddle. She was actually christened Mary Lorinda. "At that time there was considerable embarrassment about old fashioned names so they never called me anything but Lena."

Her father, owner of lead and zinc mining interests with offices in Joplin and Kansas City, Mo., was of strong Scotch ancestry while her mother's people were "very" English.

Mrs. Riddle's grandfather was an English clergyman. "He got the missionary spirit and came to America to save the Indians. He found no Indians to christianize in Philadelphia so he and his family went west with a 64 wagon train, settling near Chicago, then a hamlet of 400 people," Mrs. Steck said, digging back into family history.

The status of women was nil those days. "Mother's family thought it wasn't necessary but it would fit her station to learn to read and write."

Mrs. Steck's father died at 35 soon after the family moved to Carthage, Mo., a "suburb which thought of itself as a

very exclusive residential section."

They were prominent but broke. "My mother belonged to the era where it was a source of embarrassment to know anything about business. It was looked down upon as worldly, so she did nothing in great big chunks. She was so helpless she let everything papa had get away from her." Eventually Mrs. Riddle married again "and we'll forget about that with that statement."

Apparently the financial status of the family did not improve and Lena grew impatient with the conventions that kept her from working. She wanted to apply for a job in the local dry-goods store. Her mother wept at the thought of the disgrace.

Later young Lena taught in a country school. "I was tremendously interested in the advance methods of teaching, they are old hat now, and tried to apply them. I lasted one year and the trustees threw me out."

In answer to an ad for teachers in Oklahoma, Lena took off for Oklahoma City on borrowed money. It was "a new wild, roaring, fast growing town" and to Lena's dismay she found the teacher agency closed.

Lena was nineteen and naive. "I had heard of women of ill repute and why they were of ill repute and I thought their shame was so great they only came out at night."

She absolutely refused to believe the proprietor of the hotel in which she stayed when he took her aside and tried to explain the facts of life in regard to some of her "delightful new friends." It took the minister to convince her.

Lena got a job in a real estate office addressing envelopes and getting out literature for lot sales.

"Then I met an old friend of my mother's who took me in her orbit and I came to Dallas with her."

Lena had a revolutionary idea. She would be a newspaper reporter. She had successfully submitted a satirical report of Oklahoma's constitutional convention to the Daily Oklahoman. They printed every word of it.

"In Dallas I wrote another take off on a called session of the big political bowwows. After it was printed three men came to see me, one was as mad as a hornet but the other two enjoyed the story and suggested journalistic fields might be greener in Houston. I was working as a sales clerk at A. Harris at the time."

As Mrs. Steck puts it, Houston was her meat. She did political reporting for both papers and, with her eye on Austin, she helped put Oscar B. Colquitt in the governor's mansion.

At 22, Lena found her niche in the state banking department and began her spectacular rise in the business world.

Now, 50 years later, Mrs. Steck keeps in close touch with current events via the New York Times, Harper's Magazine, Reader's Digest and J. Edgar Hoover's "Masters of Deceit."

Interested in the new writers she is reading "The Romantic Egoists" by Louis Auchincloss, and re-reading an old favorite, Mark Twain.

Mrs. Steck thrives on people, conversation, difference of opinion ("doesn't consider it an argument, just an exchange of ideas.") poking fun at sacred mores, eating peanut brittle.



MRS. E. L. STECK: THE YOUTHFUL SPIRIT STILL REMAINS
Her scrapbook is filled with lively memories of early careers

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-25-702
 City/Rural Austin UTM Sector _____
 2. Name _____ 6. Date: Factual _____ Est. 1935
 Address 305 E. 34th 7. Architect/Builder _____ Contractor _____
 3. Owner _____ 8. Style/Type _____
 Address _____ 9. Original Use _____
 4. Block/Lot _____ Present Use _____
 10. Description 2 story frame 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	28

to

ROLL	FRME

 to _____
 to _____

Tax Parcel # _____
 Original Owner _____

ARCHITECTURAL SIGNIFICANCE:

Outstanding _____ Excellent _____
 Significant _____ Contributory _____

PHYSICAL CONDITION:

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

PRESERVATION INDEX:

_____ City Zoning
 _____ Priority Research

COMMENTS:

(Photo)