

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



**AGENDA ITEM NO.: Z-8
AGENDA DATE: Thu 12/02/2004
PAGE: 1 of 1**

SUBJECT: C14H-04-0016 - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by zoning property locally known as the Becker-Wilde House, 1207 W. 6th Street (Town Lake Watershed) from general Commercial Services-Mixed Use, Conditional Overlay, Neighborhood Plan (CS-MU-CO-NP) combining district zoning to general Commercial Services-Mixed Use, Conditional Overlay, Neighborhood Plan - Historic (CS-MU-CO-H-NP) combining district zoning. Historic Landmark Commission Recommendation: To grant general Commercial Services-Mixed Use, Conditional Overlay, Neighborhood Plan - Historic (CS-MU-CO-H-NP) combining district zoning. Planning Commission Recommendation: To grant general Commercial Services-Mixed Use, Conditional Overlay, Neighborhood Plan - Historic (CS-MU-CO-H-NP) combining district zoning. Applicant: John Andrews, owner. City Staff: Steve Sadowsky, Historic Preservation Office, Neighborhood Planning and Zoning Department, 974-6454.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Alice Glasco

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-04-0016

H.L.C. DATE: September 13, 2004

P.C. DATE: October 26, 2004

AREA: 9,774.87 square feet

APPLICANT: John Andrews, owner **AGENT:** N/A

HISTORIC NAME: Becker-Wilde House

WATERSHED: Town Lake

ADDRESS OF PROPOSED ZONING CHANGE: 1207 W. 6th Street

ZONING FROM: CS-MU-CO-NP

ZONING TO: CS-MU-CO-NP-H

SUMMARY STAFF RECOMMENDATION: Staff **recommends** the proposed zoning change from commercial, mixed use, conditional overlay, neighborhood plan (CS-MU-CO-NP) district to commercial, mixed use, conditional overlay, neighborhood plan - historic (CS-MU-CO-NP-H) combining district zoning.

HISTORIC LANDMARK COMMISSION ACTION: Recommended a zoning change **from** commercial, mixed use, conditional overlay, neighborhood plan (CS-MU-CO-NP) district **to** commercial, mixed use, conditional overlay, neighborhood plan - historic (CS-MU-CO-NP-H) combining district zoning. Vote: 6-0 (Fowler, Hooper, and Mather absent).

PLANNING COMMISSION ACTION: Recommended a zoning change **from** commercial, mixed use, conditional overlay, neighborhood plan (CS-MU-CO-NP) district **to** commercial, mixed use, conditional overlay, neighborhood plan - historic (CS-MU-CO-NP-H) combining district zoning. Vote: 8-0.

DEPARTMENT COMMENTS:

This house is listed as a Priority 1 in the Comprehensive Survey of Cultural Resources (1984).

CITY COUNCIL DATE: December 2, 2004

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 574-6454

NEIGHBORHOOD ORGANIZATION: Old West Austin Neighborhood Association

BASIS FOR RECOMMENDATION:

The Becker-Wilde House is an excellent example of a Victorian-era middle class residence. This ca. 1900 house was built for Charles H. Page, Jr. (1876-1957), a prominent early Austin architect, then purchased by Hermann Becker, proprietor of one of the city's largest lumber yards, as a gift to his oldest daughter upon her marriage to Paul Wilde, the manager of Becker Lumber Company. The house remained in the Wilde family until 1982.

The Becker-Wilde 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. This ca. 1900 house represents an early phase in the suburban settlement west of Shoal Creek. An area of semi-rural estates in the late 19th century, the area opened for middle-class residential development with the construction of the bridge on West Sixth Street across Shoal Creek in 1887. A number of prosperous German-American families lived in the area at the turn of the 20th century, including the Presslers, who operated a beer garden on the north side of Sixth Street. Hermann Becker, a prominent German-American lumberman, purchased this property for his daughter in 1910, when West Sixth Street was beginning to develop as the major thoroughfare west of downtown; a streetcar line ran from downtown Austin to the Colorado River dam past Eilers Park at Deep Eddy.

3. Embodiment of distinguishing characteristics of an architectural type or specimen. The Becker-Wilde House is a classic example of a vernacular wing-and-gable wood frame house with restrained architectural ornamentation. The house has the prominent inset front porch, paired 2:2 windows in the projecting gable, and paneled and glazed door with a transom typical of the architectural type. Vernacular Victorian, or Folk Victorian houses such as the Becker-Wilde House were middle-class versions of the larger Queen Anne houses popular at the same time for the upper classes. This house may be special, however, in that its first known occupant was an architect, Charles H. Page, Jr., who may have designed it; most vernacular houses of this period were designed and built by carpenters rather than by architects.

6. Relationship to other distinctive buildings, sites, or areas which are eligible for preservation according to a plan based on architectural, historic, or cultural motif. The Becker-Wilde

House is in Old West Austin, and will likely be included in a proposed historic district nomination of the area.

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

This house represents an excellent example of the lifestyles and standard of living of Austin's newly-emerging middle class at the turn of the 20th century. The house has spacious rooms, and was built in a suburban area with relatively large lots. The neighborhood around West Sixth Street attracted middle class families because of its semi-rural ambience with large estates such as Flower Hill, proximity to downtown, the convenience of streetcar transportation, and nearby recreational attractions such as Deep Eddy Park. While certainly not ornate, the Becker-Wilde House represents the ideals of the turn-of-the-century middle class in purchasing houses outside of the congested central city.

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

The house was probably designed and built by **Charles H. Page** (1876-1957), a prominent Austin architect, who founded the firm of C.H. Page & Brother (now Page Southerland Page). Page designed school buildings, court houses, banks and commercial buildings, churches, and residences around the city and Texas. Page was born in St. Louis in 1876, the son of English immigrants who founded a contracting business in St. Louis. His father came to Austin in 1882 to perform the granite work on the new Texas Capitol. Charles apprenticed himself to various architects to learn his profession, earning the commissions for the first Austin National Bank building on Congress Avenue, the Texas Buildings at the St. Louis Worlds' Fair (1903) and the Travis County Court House (1936). Page lived at 1207 W. 6th Street from 1900 until at least 1907.

Hermann Becker (1858-1933), founder of the Becker Lumber Company at the foot of Congress Avenue (on the approximate site of the Radisson Hotel today), raised his family in a large two-story wood-frame house at the northwest corner of Fourth and San Jacinto (demolished). Becker started in Austin as the proprietor of a restaurant which also sold confections, cigars and tobaccos at 315 East Sixth Street (1910). He established Becker Lumber Company in 1913, which specialized in fine lumber, hardware, paints, sashes, doors, and blinds, and offered custom millwork. Becker prospered in the lumber business, and made gifts to the city of the O. Henry House, ensuring its preservation on Brush Square, as well as the land for Becker Elementary School in South Austin.

Becker's daughter Hermine (1890-1970) married **Paul Wilde** in 1910, and received this house as a wedding gift from her father. Wilde (1885-1939) was then the book-keeper at Calcasieu Lumber Company, but upon his marriage to Hermine Becker, he became manager of the new Becker Lumber Company. Upon Becker's death in 1933, Wilde, along with Becker's two sons, became the principals of the company. After Paul's death, Mrs. Wilde continued to raise her family in the house until she passed away in 1970.

This is the only structure remaining in the city associated with Hermann Becker. His house at Fourth and San Jacinto as well as his lumber yard at the foot of Congress Avenue have long since been demolished. Becker apparently had a soft spot for the house he bought for his oldest daughter - he fashioned a miniature version of it for his grand-daughters to play in.

PARCEL NO.: 01080313120000 **DEED RECORD:** Vol. 12313, P. 453
(1994)

ANNUAL TAX EXEMPTION: \$2,781 (income-producing rate). City tax exemption: \$727.

APPRAISED VALUE: \$420,000

PRESENT USE: Commercial (Texas Ceiling Fans)

CONSTRUCTION/DESCRIPTION: One-story wing-and-gable frame house with partial-width front inset porch on boxed wood columns; single and paired 2:2 fenestration; rectangular single-light transom over front entries.

CONDITION: Excellent.

PRESENT OWNERS

John Andrews
1205 W. 6th Street
Austin, Texas 78703

DATE BUILT: ca. 1900

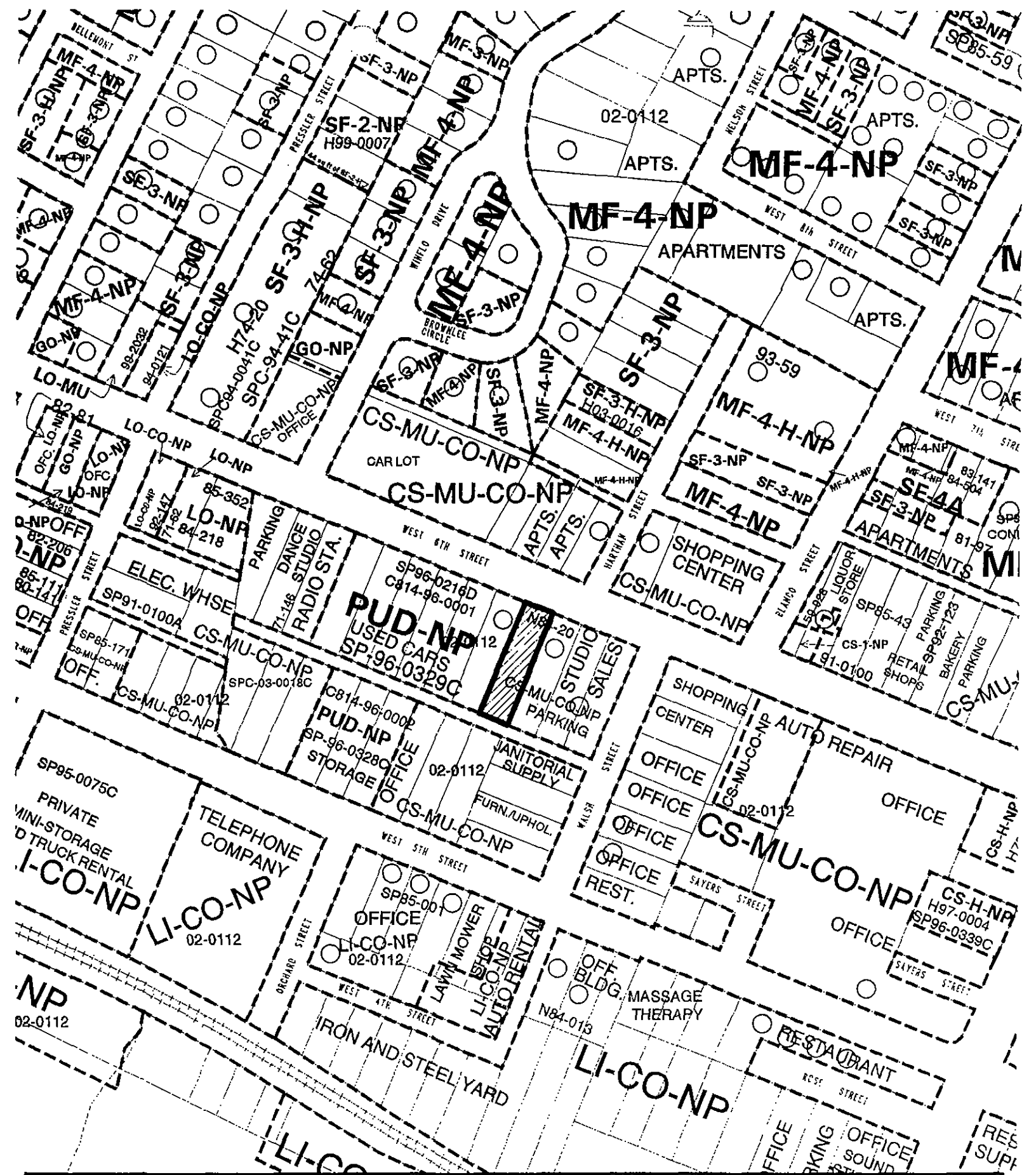
ALTERATIONS/ADDITIONS: None.

ORIGINAL OWNER(S): Charles H. Page (1900)

OTHER HISTORICAL DESIGNATIONS:

NATIONAL REGISTER: No
RECORDED TEXAS LANDMARK: No
NATIONAL LANDMARK: No

LOCAL SURVEYS: Yes, the Comprehensive Survey of Cultural Resources (1984) lists this property as a Priority 1 for preservation.



HISTORIC ZONING

CASE #: C14H-04-0016

ADDRESS: 1207 W 6TH ST

SUBJECT AREA (acres): N/A

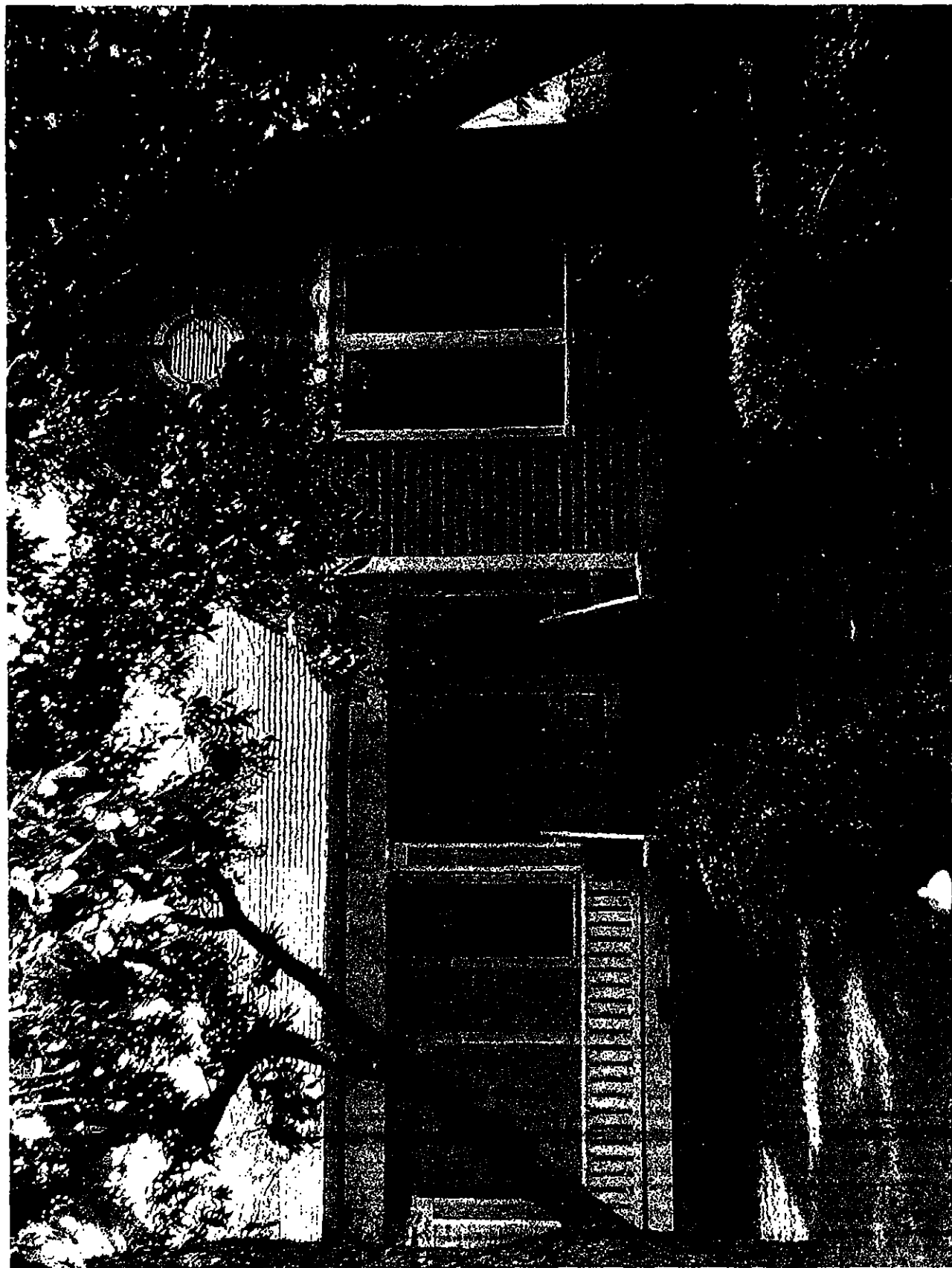
DATE: 04-08

INTLS: SM

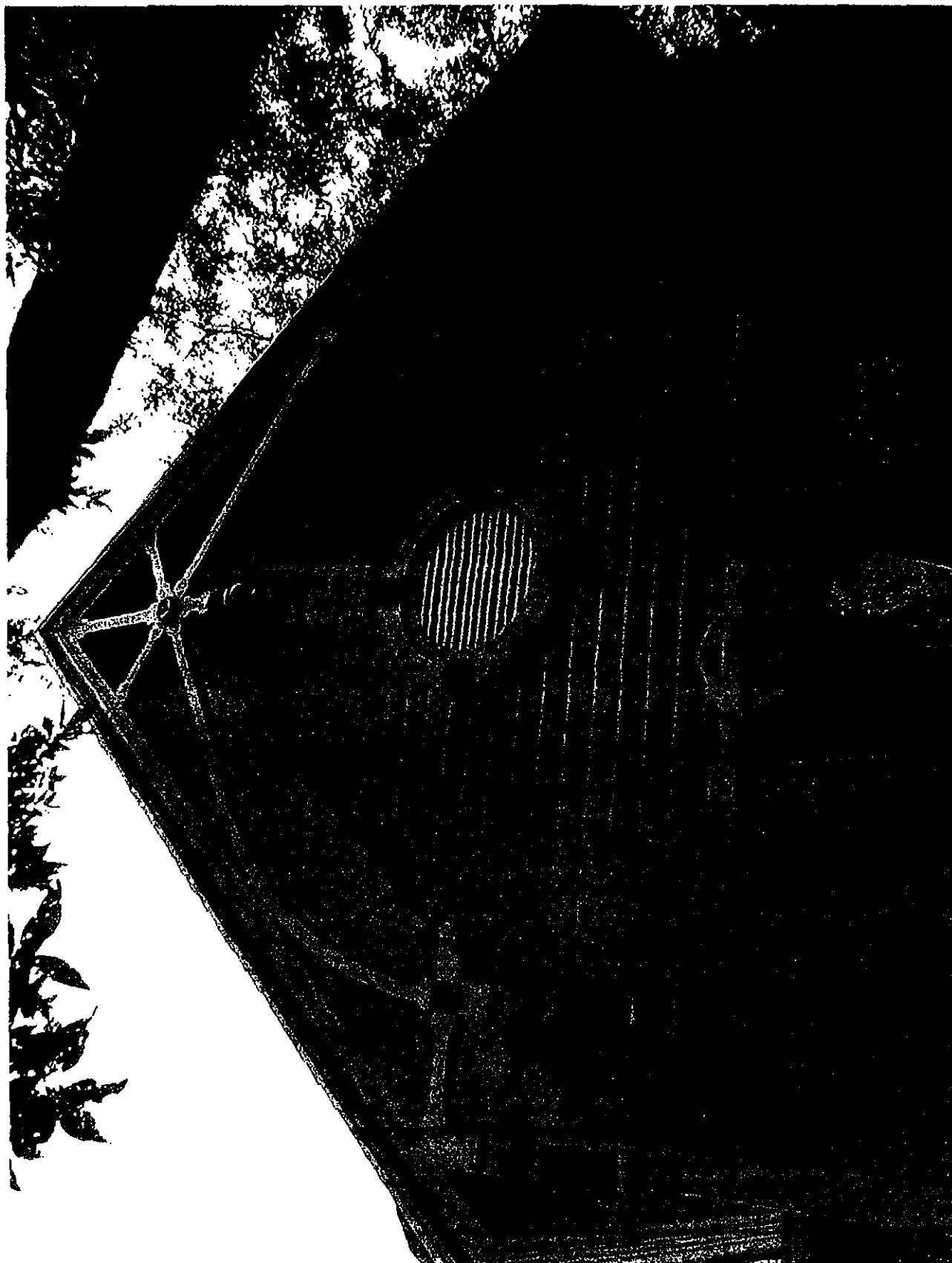
CITY GRID
REFERENCE
NUMBER

H22

1" = 200'



Front of House facing W. 6th Street



Front of building 1207 W. 6th St. Highlighting Decorative Bowerwork at top of gable.



Rear of 1207 W. 6th Street

CITY OF AUSTIN HISTORIC RESOURCE SURVEY

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

1. County Travis TRA
AU
 City/Rural Austin
 2. Name _____
 Address 1207 W. 6th
 3. Owner _____
 Address _____
 4. Block/Lot _____
 10. Description 1 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

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

Other _____

Tax Parcel # _____

Original Owner _____

PHYSICAL CONDITION:

	Good	Fair	Poor
Structures	_____	_____	_____
Grounds	_____	_____	_____
Neighborhood	_____	_____	_____

RESERVATION INDEX:

☐ City Zoning
☐ Priority Research

COMMENTS:

PHOTO DATA

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

YEAR	DRWR	ROLL	FRME
		7	20

ROLL	FRME

to
to
to

ARCHITECTURAL SIGNIFICANCE:

Outstanding _____ Excellent _____
 Significant _____ Contributory _____

(Photo)

A. APPLICATION FOR HISTORIC ZONING

OK
SS
7-28-04

PROJECT INFORMATION:

DEPARTMENTAL USE ONLY	
APPLICATION DATE: <u>08/03/04</u>	FILE NUMBER(S): <u>C14h-04-0018</u>
TENTATIVE HLC DATE: _____	
TENTATIVE PC or ZAP DATE: _____	
TENTATIVE CC DATE: _____	
CASE MANAGER: <u>Steve Sandozsky</u>	CITY INITIATED: YES / NO
APPLICATION ACCEPTED BY: <u>Shawn Aft</u>	ROLLBACK: YES/NO

BASIC PROJECT DATA:

1. OWNER'S NAME:	<u>John C. Andrews</u>
2. PROJECT NAME:	_____
3. PROJECT STREET ADDRESS (or Range):	<u>1207 W. 6th Street</u>
ZIP	<u>78703</u>
COUNTY:	<u>Travis</u>
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
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

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: _____			
Block(s)	<u>1</u>	Lot(s)	<u>7</u>
Plat Book:	<u>1</u>	Page	<u>23</u>
Number:	<u>23</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>12313</u>	PAGE: <u>453</u>	TAX PARCEL I.D. NO. <u>01080313120000</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) _____
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>John C. Andrews</u>
FIRM NAME: _____	TELEPHONE NUMBER: <u>512-477-3132</u>
STREET ADDRESS: <u>1215 W. 6th Street</u>	
CITY: <u>Austin</u>	STATE: <u>TX</u> ZIP CODE: <u>78703</u>
EMAIL ADDRESS: <u>texasceilingfans@yahoo.com</u>	

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.

Signature

Date

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.

Signature

Date

Name (Typed or Printed)

Firm (If applicable)

E. ACKNOWLEDGMENT FORM

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

I, John C. Andrews have checked for subdivision plat notes, deed restrictions,
(Print name of applicant)

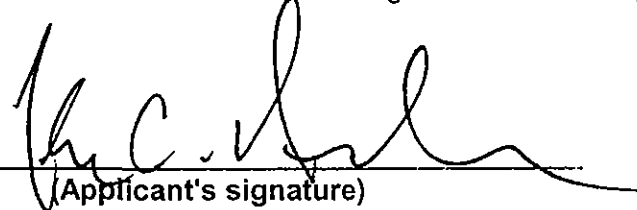
restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions i.e. height, access, screening etc. on this property, located at

1207 W. 6th Street, Austin, TX 78703
(Address or Legal Description)

Lot 7, Block 1 of Dural Subdivision of the East one-half of
Outlot 1, Division "Z"

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.


(Applicant's signature)

7/27/04
(Date)

F. 1: Historical Documentation - Deed Chronology

Deed Research for (fill in address)

1207 W. 6th Street

List Deeds chronologically, beginning with earliest transaction first and proceeding through present ownership. The first transaction listed should date at least back to when the original builder of any historic structures on the site first acquired the property (i.e., should pre-date the construction of any buildings/structures on the site). Please use the format delineated below.

For each transaction please include: name of Grantor/Grantee, date of transaction, legal description involved, price, and volume/page number of deed records. If there is a mechanic's lien please copy the entire document.

Example:

Transaction

Vol./Page

John Doe to Mary Smith,
Lots 1-3, Block B, Driving Park Addition
March 13, 1882
\$2500

Vol. 52, pp. 22-60

Mary Smith, estate, to Ingrid Jones
Lots 1-2, Block B, Driving Park Addition.
January 12, 1903

Vol. 409, pp. 552-554

(Continue through the present)

TAX CERTIFICATE
Nelda Wells Spears
Travis County Tax Assessor-Collector
P.O. Box 1748
Austin, Texas 78767
(512) 854-9473

NO 116855

ACCOUNT NUMBER: 01-0803-1312-0000

PROPERTY OWNER:

ANDREWS JOHN C
1205 W 6 ST
AUSTIN, TX 78705

PROPERTY DESCRIPTION:

LOT 7 BLK 1 OLT 1 DIV Z
DUVAL SUBD

ACRES 0.000 MIN% .00000 TYPE

SITUS INFORMATION: 001207 6 ST W 00000

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2003	AUSTIN ISD	*ALL PAID*
	CITY OF AUSTIN (TRAV)	*ALL PAID*
	TRAVIS COUNTY	*ALL PAID*
	ACC (TRAVIS)	*ALL PAID*
TOTAL SEQUENCE 0		*ALL PAID*
TOTAL TAX:		*ALL PAID*
UNPAID FEES:		* NONE *
INTEREST ON FEES:		* NONE *
COMMISSION:		* NONE *
TOTAL DUE ==>		*ALL PAID*

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2003 EXCEPT FOR UNPAID YEARS LISTED ABOVE.

TAXES PAID FOR YEAR 2003 \$10,960.74

The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code). Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 07/27/2004

Fee Paid: \$10.00

Nelda Wells Spears
Tax Assessor-Collector

By: 



ALAN Y. TANIGUCHI • ARCHITECTS & ASSOCIATES

July 23, 2004

Mr. Steve Sadowsky, Historic Preservation Office
City of Austin
Transportation, Planning and Sustainability Department
P.O. Box 1088
Austin, Texas 78745

re: Support of Historical Landmark Designation
1207 West Sixth Street

Dear Steve:

I understand that John Andrews, Owner of Texas Ceiling Fans, and the beautiful Victorian structure that serves as his lighting showroom, is seeking historical landmark designation for that property. I have served as architectural consultant for several of John's projects and must say that he has gone out of his way to preserve the historical character of this old (circa 1900) residence which has been sensitively retrofitted for commercial use. All of the existing finishes have been preserved; long-leaf pine floors, doors, windows and transoms, standing and running trim and hardware, to name a few.

The exterior, which typifies the Victorian style of San Francisco, has recently been painted the wonderful colors you might see on one of the "Painted Ladies". Ornamental and functional woodwork, doors and windows and chimney have been excellently maintained and the original fence (restored) still stands.

As a neighbor (my office is four blocks up) and member of the West End Alliance, I feel like 1207 West Sixth is a jewel in this part of town that still represents "Old Austin". And, as a long-time Austinite and strong proponent of preserving the past of this great City, I strongly support historical landmark designation for this property. This one truly deserves it!

On another note, the Old Administration Building at Huston-Tillotson College will be completed in a couple of weeks, thanks to your help. The College is very excited and has planned a grand opening in October. I'll make sure you're invited.

Sincerely,

Evan K. Taniguchi, AIA
President

cc: John Andrews, Owner, Texas Ceiling Fans