

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



**AGENDA ITEM NO.: Z-14
AGENDA DATE: Thu 12/02/2004
PAGE: 1 of 1**

SUBJECT: C14H-04-0022 - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by zoning property locally known as the Max Starcke House, 1400 Hardouin Avenue (Shoal Creek Watershed) from Family Residence, (SF-3) district zoning to Family Residence-Historic (SF-3-H) combining district zoning. Historic Landmark Commission Recommendation: To grant Family Residence- Historic (SF-3-H) combining district zoning. Zoning and Platting Commission Recommendation: To grant Family Residence- Historic (SF-3-H) combining district zoning. Applicant: Sandy and Camille Kress, owners. 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-04-0022

H.L.C. DATE: September 27, 2004

ZAP DATE: November 2, 2004

AREA: 8,151.84 square feet

APPLICANT: B.A. (Sandy) and Camille Kress **AGENT:** N/A

HISTORIC NAME: Max Starcke House

WATERSHED: Shoal Creek

ADDRESS OF PROPOSED ZONING CHANGE: 1400 Hardouin 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 under Historic Landmark Designation Criteria 1, 3, 4, 6, 7, and 11.

HISTORIC LANDMARK COMMISSION ACTION: Recommended a zoning change from family residence (SF-3) district to family residence - Historic (SF-3-H) combining district zoning under Historic Landmark Designation Criteria 1, 3, 4, 6, 7, and 11. Vote: 6-0 (Fowler and Bunton absent).

ZONING AND PLATTING COMMISSION ACTION: Recommended a zoning change from family residence (SF-3) district to family residence - Historic (SF-3-H) combining district zoning under Historic Landmark Designation Criteria 1, 3, 4, 6, 7, and 11. Vote: 8-0-1 (Baker abstaining).

DEPARTMENT COMMENTS: The property is located in the Old West Austin National Register Historic District.

CITY COUNCIL DATE: December 2, 2004

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: West Austin Neighborhood Group,
Femberton Heights Neighborhood Association

BASIS FOR RECOMMENDATION:

The Max Starcke 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. 1938 Max Starcke House is located in Pemberton Heights, a 1920s residential development which was established with the construction of the bridge over Shoal Creek in 1928. Originating on land owned by his family since the 1850s, Pemberton Heights was developed by Samuel William Fisher, Jr., who built the Pemberton Castle in 1925. The development was designed by the Dallas firm of Koch and Fowler, and adhered to the principles of the City Beautiful Movement, using curvilinear streets, irregular lot sizes and shapes, and small pocket parks to create an ideal suburban environment. Deed restrictions in Pemberton Heights resulted in a uniform, exclusively residential neighborhood, which attracted the upper middle class to purchase homes there.

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

The ca. 1938 Max Starcke House is a good example of the Streamline Moderne style, exemplified by horizontal massing, banded windows, an asymmetrical façade, glass block accents, and rounded corners or details. An eclectic style, Streamline Moderne derived from the more popular Art Deco, but was more "futuristic" in its pronounced horizontal lines suggesting aerodynamic design, inviting comparisons to the streamlined airplanes or automobiles of the period. Many Streamline Moderne houses are smooth stucco; the Max Starcke House is brick, and uses ornamental raised brick courses to further its horizontal composition as well as accent the entry. The house also has a rounded entry canopy and glass blocks surrounding a prominent window, all hallmarks of the style.

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 Max Starcke House is located in the Old West Austin National Register Historic District. The house is stylistically related to the Herman Bohn House on W. 29th Street, designed by Roy L. Thomas the same year. Ernest Parker was the contractor for the Bohn House, and is believed to have built the Max Starcke House as well.

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

The Max Starcke House was built as a duplex for W.C. Moore, who resided in one side of the house and rented out the other. The house is noteworthy for its combination of ultra-modern style and two-family use in a distinctly upper middle-class neighborhood characterized by more traditional house designs.

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

Max Starcke (1884-1972), born in Guadalupe County, Texas, was a successful land developer and banker in Seguin. As mayor of Seguin from 1928 to 1938, he built the city's first water filtration plant and hydroelectric power plant on the Guadalupe River. In 1938, he was hired as the first operations manager of the Lower Colorado River Authority (LCRA) and moved to Austin, where he rented one side of 1400 Hardouin Avenue until his death in 1972. While operations manager of LCRA, Starcke oversaw the completion of the LCRA's dam and power plant construction program, and established practices to provide LCRA electricity to communities across Central Texas. He became general manager of the LCRA in 1940, and built two more dams and power plants on the Colorado River before retiring in 1955. He served as president of the Texas League of Municipalities, the Texas Water Conservation Association, and was active in many civic activities in Austin. Max Starcke Dam at Marble Falls, Texas, and the Max Starcke Park in Seguin are both named in his honor.

PARCEL NO.: 01150103010001 **DEED RECORD:** Docket No. 2002126069

ANNUAL TAX ABATEMENT: \$17,881 (owner-occupied rate); City tax exemption: \$4,708.

APPRAISED VALUE: \$1,117,970.00

PRESENT USE: Residence

CONSTRUCTION/DESCRIPTION: Two-story irregular-plan hipped-roof Streamline Moderne brick duplex (now converted to single family house) with banded 2:2 fenestration and raised brick horizontal accent courses and raised brick panel details framing the front door.

CONDITION: Excellent.

PRESENT OWNERS

Barnett A. (Sandy) and Camille Kress
1400 Hardouin Avenue
Austin, Texas 78703

DATE BUILT: ca. 1938

ALTERATIONS/ADDITIONS: None to the exterior of the house.

ORIGINAL OWNER(S): W. C. Moore

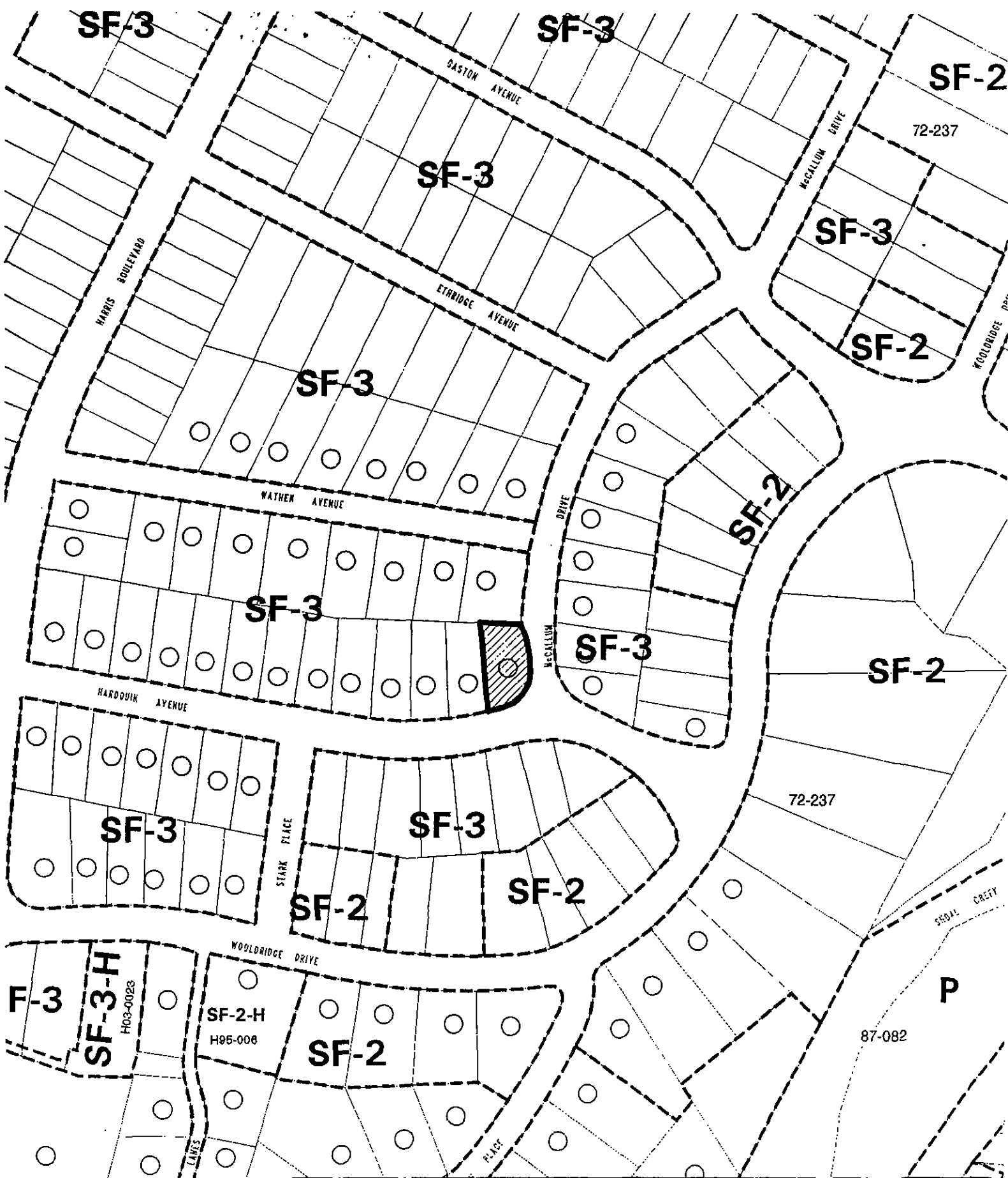
OTHER HISTORICAL DESIGNATIONS:


NATIONAL REGISTER: No

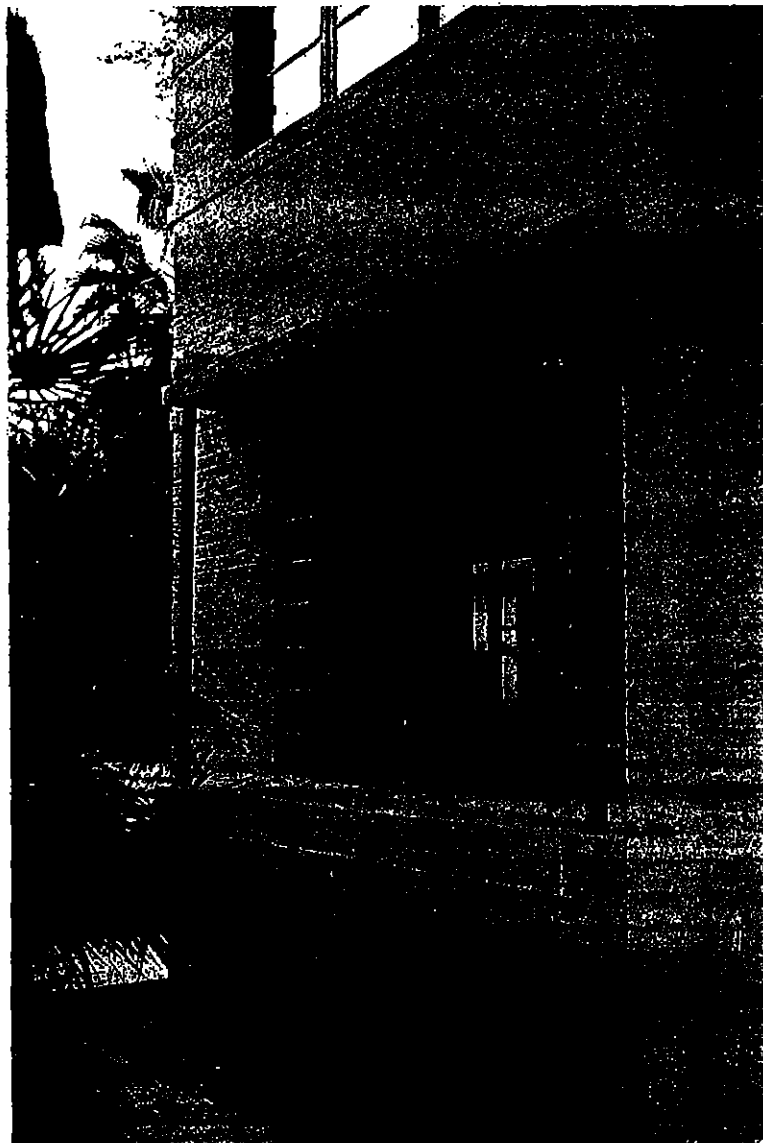
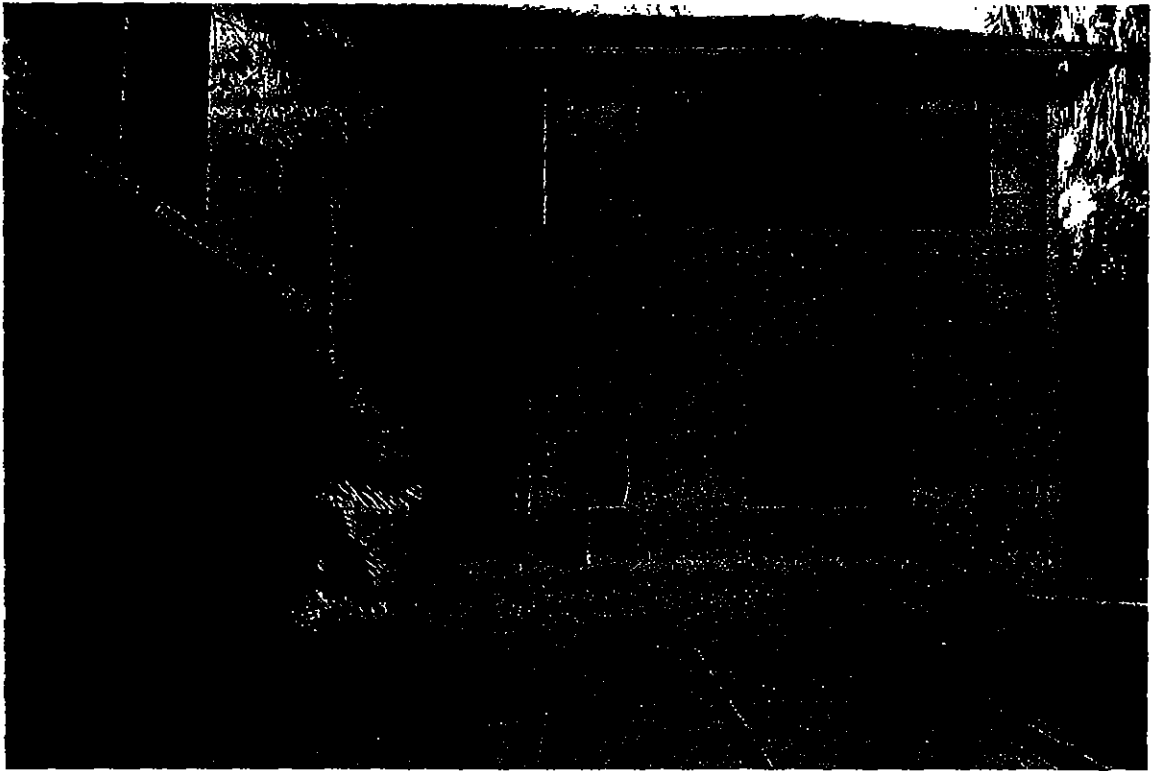
RECORDED TEXAS LANDMARK: No

NATIONAL LANDMARK: No

LOCAL SURVEYS: The property is listed in the Old West Austin
National Register Historic District.



 1" = 200'	SUBJECT TRACT	HISTORIC ZONING		CITY GRID REFERENCE NUMBER H24
	PENDING CASE			
	ZONING BOUNDARY			
	CASE MGR: S. SADOWSKY	CASE #: C14H-04-0022	DATE: 04-09	
		ADDRESS: 1400 HARDOUIN AVE	INTLS: SM	
	SUBJECT AREA (acres): N/A			



OWNERSHIP HISTORY
1400 HARDOUIN AVENUE

Austin Development Company to W.C. Moore
April 29, 1929
Vol. 436, Page 365

W.C. Moore to Mary Y. Rhodes
October 1, 1940
Vol. 654, Page 607

Thomas B. Rhodes (husband of Mary Y. Rhodes, deceased) to Mary Blanton Auler,
Pauline Blanton Gould, and Ira Yates Blanton (children of Mary Y. Rhodes,
deceased)
May 15, 1941
Vol. 679, Page 47

Mary Auler, Pauline Blanton Gould, and Ira Yates Blanton to H.G. Hay
October 15, 1941
Vol. 682, Page 630

Howard G. Hay to Ada K. Hay
November 30, 1942
Vol. 708, Page 147

Ada K. Kay to Robert and Susan Mustard Roller
April 15, 1981
Vol. 7383, Page 311

Robert M. and Susan Mustard Roller to Stephen M. and Bonita K. Orr
June 14, 1985
Vol. 9220, Page 137

Stephen M. and Bonita K. Orr to Federal Deposit Insurance Corporation (Alliance
Bank)
September 4, 1991
Vol. 11541, Page 822

Federal Deposit Insurance Corporation to Pamela K. Powers and Gregory Karnaze
November 12, 1991
Vol. 11562, Page 1955

Pamela K. Powers and Gregory Karnaze to Susan J. Napier
March 17, 1998
Vol. 13141, Page 2428

Susan J. Napier to Barnett A. and Camille Kress (current owners)
July 8, 2002

OCCUPANCY HISTORY
 1400 HARDOUIN AVENUE
 (From City Directories, Austin History Center)

<u>YEAR</u>	<u>SIDE A</u>	<u>SIDE B</u>
1992	B.H. Orr	Vacant
1991	B.H. Orr	Sylvia Gabriel
1990	B.H. Orr	Sylvia Gabriel
1989	B.H. Orr	Vacant
1988	B.H. Orr	Vacant
1987	Vacant	Vacant
1986	Robert Roller	Vacant
1985	Robert Roller	Vacant
1984	Robert Roller	Vacant
1983	Robert Roller	No return
1982	Robert Roller	James White
1981	No return	No return
1980	Robert Roller	James White
1979	No return	No return
1978	Evelyn Starcke	Ada Hay
1977	Evelyn Starcke	Ada Hay
1976	Evelyn Starcke	Ada Hay
1975	Evelyn Starcke	Ada Hay
1974	Evelyn Starcke	Ada Hay
1973	Evelyn Starcke	Ada Hay
1972	Max (Evelyn) Starcke	Ada Hay

1971	Max (Evelyn) Starcke	Ada Hay
1970	Max (Evelyn) Starcke	Ada Hay
1969	Max (Evelyn) Starcke	Ada Hay
1968	Max (Evelyn) Starcke	Ada Hay
1967	Max (Evelyn) Starcke	Ada Hay
1966	Max (Evelyn) Starcke	Ada Hay
1965	Max (Evelyn) Starcke	Ada Hay
1964	Max (Evelyn) Starcke	Ada Hay
1963	Max (Evelyn) Starcke	Ada Hay
1962	Max (Evelyn) Starcke	Ada Hay
1961	Max (Evelyn) Starcke	Ada Hay
1960	Max (Evelyn) Starcke	Ada Hay
1959	Max (Evelyn) Starcke	Ada Hay
1958	Max (Evelyn) Starcke	Ada Hay
1957	Max (Evelyn) Starcke	Ada Hay
1956	Max (Evelyn) Starcke	Ada Hay
1955	Max (Evelyn) Starcke	Ada Hay
1954	Max (Evelyn) Starcke	Ada Hay
1953	Max (Evelyn) Starcke	Ada Hay
1952	Max (Evelyn) Starcke	Ada Hay
1949	Max (Evelyn) Starcke	Ada Hay
1947	Max (Evelyn) Starcke	Ada Hay
1944-45	Max (Evelyn) Starcke	Ada Hay
1942	Vacant	Max (Evelyn) Starcke
1941	W.C. Moore	Not listed

1940	W.C. Moore	Mrs. Margaret Taylor
1939	W.C. Moore	Not listed
1937	Address not listed.	

A. APPLICATION FOR HISTORIC ZONING

PROJECT INFORMATION:

DEPARTMENTAL USE ONLY	
FILE NUMBER: <u>03/09/04</u>	FILE NUMBER: <u>03/09/04</u>
CITY INITIATED: <u>YES</u>	CITY INITIATED: <u>YES</u>
ROLLBACK: <u>YES</u>	ROLLBACK: <u>YES</u>
APPLICATION ACCEPTED BY: <u>[Signature]</u>	

BASIC PROJECT DATA:

1. OWNER'S NAME: Mr. and Mrs. Barnett Alexander "Sandy" Kress (Camille Kress)
2. PROJECT NAME: Max Starcke House
3. PROJECT STREET ADDRESS (or Range): 1400 Hardman Avenue
ZIP 78704 COUNTY: Travis
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 / <u>NO</u>)	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: Pemberton Heights
Block(s) 4 Lot(s) 13 Outlot(s) _____
Plat Book: VOL 3 Page 136
Number: VOL 3

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: _____ PAGE: _____ TAX PARCEL I.D. NO. 01-1501-0301-0001

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. ☐ SOLE ☒ COMMUNITY PROPERTY ☐ PARTNERSHIP ☐ CORPORATION ☐ 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: [Signature] NAME: Sandy and Caville Kress
FIRM NAME: _____ TELEPHONE NUMBER: _____
STREET ADDRESS: 1406 Broadway
CITY: Dustin STATE: Texas ZIP CODE: 78703
EMAIL ADDRESS: SKress@biglabel.net

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.

Camille Kress Sept 3 2004
Signature Date

Camille Kress
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.

Camille Kress Sept 3 2004
Signature Date

Camille Kress
Name (Typed or Printed)

Firm (If applicable)

E. ACKNOWLEDGMENT FORM

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

I, Carille Kress 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

1400 Hardouin Avenue
(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.


(Applicant's signature)

Sept 3, 2004
(Date)

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

NO 117518

ACCOUNT NUMBER: 01-1501-0301-0000

PROPERTY OWNER:

KRESS BARNETT A & CAMILLE
1400 HARDOUIN AVE
AUSTIN, TX 78703-2517

PROPERTY DESCRIPTION:

LOT 13 BLK 4
PEMBERTON HEIGHTS SEC 1

ACRES 0.000 MIN% .00000 TYPE

SITUS INFORMATION: 001400 HARDOUIN AV 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 \$21,656.24

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 09/07/2004

Fee Paid: \$10.00

Nelda Wells Spears
Tax Assessor-Collector

By: 

honoring

MAX STARCKE

Max Starcke was born November 11, 1884, on a farm near Seguin. He demonstrated his ability in business and in community development at a very young age, at 16, he entered business activities ranging from the laying out the towns of Sandia and Orange Grove to organizing a bank.

He served seven terms as mayor of Seguin and built the city's first water filtration plant, a new hydro-electric plant and Texas' first completely air conditioned city hall. He developed many civic improvements, including a major municipal park now named "Max Starcke Park" by grateful Seguin people. He also helped organize the Texas League of Municipalities and served as its president for several terms.

In 1938, he became LCRA's operating manager, and in 1940, the general manager. Two dams, Buchanan and Inks, were then complete and Mansfield and Tom Miller were being built.

Upon his retirement as general manager, he could look back on 17 years during which a major organization was created, with 700 employees and six major dams which had successfully controlled all major floods and provided adequate supplies for all purposes. Also, 33 municipalities and 11 rural electrification cooperatives had become customers.

Mr. Starcke became known as a developer of sound, practical public administration, and a leader in the new field of water conservation, he helped organize the Texas Water Conservation Association in 1944 and served 13 years as first vice president and five as president.

A philosophy developed during these many years of public service, sums up his work on many local, state and national projects it is: "If you do not carry your part of the load, then don't complain about the way things are run."

Max Starcke has carried more than his share of the load in the 56 civic, social and professional organizations of which he has been a member, in the 12 business enterprises he has operated, and his membership on the Texas State Parks Board.



Library



STARCKE HONORED — Max Starcke, second from left, looks a bit wistful as he listens to words he will never forget during naming of the Colorado River dam at Marble Falls in his honor. Congressman Homer Thornberry, right, praised the former LCRA general

manager for his vision, humanity, tenacity and remarkable skill. Seated with Starcke, left to right, are his wife, Mrs. Evelyn Starcke, Mrs. Sam K. Seymour, and her husband, chairman of the LCRA board of directors.