

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



**AGENDA ITEM NO.: Z-16  
AGENDA DATE: Thu 12/02/2004  
PAGE: 1 of 1**

**SUBJECT:** C14H-04-0024 - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by zoning property locally known as the Old Golf Club House, 512 E. 39th Street (Waller 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. Planning Commission Recommendation: To grant Family Residence-Historic (SF-3-H) combining district zoning. Applicant: Mary Ann Osborne, owner. Agent: Maverick F. Fisher. 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-04-0024

**H.L.C. DATE:** October 25, 2004

**P.C. DATE:** November 9, 2004

**AREA:** .154 acre

**APPLICANT:** Mary Ann Osborne

**AGENT:** Maverick F. Fisher

**HISTORIC NAME:** Old Golf Club House

**WATERSHED:** Waller Creek

**ADDRESS OF PROPOSED ZONING CHANGE:** 512 E. 39<sup>th</sup> Street

**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, 6, 9, 11, and 12.

**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 under Historic Landmark Designation Criteria 1, 3, 6, 9, 11, and 12. Vote: 5-0 (Fowler, Hansen, and Leary 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 under Historic Landmark Designation Criteria 1, 3, 6, 9, 11, and 12. Vote: 8-0.

**DEPARTMENT COMMENTS:** The Comprehensive Survey of Cultural Resources (1984) lists this property as a priority 3 for preservation.

**CITY COUNCIL DATE:** December 2, 2004

**ACTION:**

**ORDINANCE READINGS:** 1<sup>ST</sup> 2<sup>ND</sup> 3<sup>RD</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Steve Sadowsky

**PHONE:** 974-6454

**NEIGHBORHOOD ORGANIZATION:** North University Neighborhood Association

**BASIS FOR RECOMMENDATION:**

The ca. 1901 Old Golf Course House meets Historic Landmark Designation Criteria 1, 3, 6, 9, 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.** The house is the original golf club house for the Austin Country Club, located on the east side of Peck Avenue (now Hancock Golf Course). Lewis Hancock, a former mayor of Austin, established the Austin Country Club golf course in 1899 on land east of Hyde Park. The golf course opened in 1900; this house was built in 1901 to serve as the clubhouse, and was described as a "commodious single story building, surrounded by cooling balconies built on the style of the old southern home veranda, the club house is a cool and inviting retreat. The room to which most attention has been given is what might be termed the lounging room. Adopting the true club style, there is no ceiling to the building, the rafters standing prominently to the fore. A beautiful and handsomely designed mantel adorns the north end of the room, while immediately to the right are to be found the various rooms set aside as lockers and cloak rooms." The clubhouse was probably built by Nalle and Company, as Ernest Nalle was a charter member of the club. Nalle and Company probably also provided the mantel in the lounge room.

The club sold the house in 1906 to Ed and Emma Reinli to construct a new, larger clubhouse. The Reinlis moved the house to the northwest corner of 39<sup>th</sup> and Peck, and remodeled the house in 1917 to its current bungalow appearance. The house was again moved one lot west in the late 1930s.

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

The Old Golf Club House is a good example of early bungalow design, with a full-width inset front porch and a clipped front gable. The house also retains some of its earlier appearance, before the ca. 1917 transformation to a bungalow in the transom above the door and 4:4 windows.

**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 Old Golf Club House is located in a potential historic district between Duval Street and the Hancock Golf Course. The house also has significant associations with the Hancock Golf Course, which is the oldest continuously-operating golf course in Texas.

**9.Exemplification of the cultural, economic, social, ethnic or historical heritage of the city, state or the United States.**

The house is the original clubhouse for the Austin Country Club, and represents the development of the leisure class in Austin at the turn of the 20<sup>th</sup> century.

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

The house has significant associations with Lewis Hancock, a former mayor of Austin, who organized the Austin Country Club to play golf in 1899, and who oversaw the construction of this house as the club house for the golf course. The house was probably built by Ernest Nalle, a prominent early Austin lumberman, who was a charter member of the country club. Ed Reinli, who purchased the house in 1906 and moved it to the northwest corner of 39<sup>th</sup> and Peck, immigrated from Switzerland, reputedly spoke seven languages, lectured and translated at the University of Texas, and served as the greens keeper for the golf course from 1903 to 1906. His wife Emma is believed to be the inspiration for Elisabet Ney's sculpture of Lady MacBeth, now in the Smithsonian Institute's Museum of American Art.

**PARCEL NO.:** 02189609140000      **DEED RECORD:** Docket No. 2004083625

**LEGAL DESCRIPTION:** Lots 13 and 14, less the northeast 12 x 50 feet of Lot 14, Block 5, Outlot 12, Division C, Oak Lawn Addition.

**ANNUAL TAX ABATEMENT:** \$3,740 (owner-occupied rate). City tax abatement: \$985.

**APPRAISED VALUE:** \$271,075

**PRESENT USE:** Residence

**CONSTRUCTION/DESCRIPTION:** One-story rectangular-plan clipped front-gabled frame bungalow with full-width inset porch, transom above doorway, and "Union Jack" porch railings; 4:4 fenestration.

**CONDITION:** Excellent.

**PRESENT OWNER**

Mary Ann Osborne  
512 E. 39<sup>th</sup> Street  
Austin, Texas 78751

**DATE BUILT:** ca. 1901

**ALTERATIONS/ADDITIONS:** The house was originally three rooms; it was transformed into a bungalow in 1917, and additions were made to the rear of the house. The non-original additions were removed and replaced in 1986 by a previous owner. The current owner restored a historic side entry in 2004.

**ORIGINAL OWNER(S):** Austin Country Club

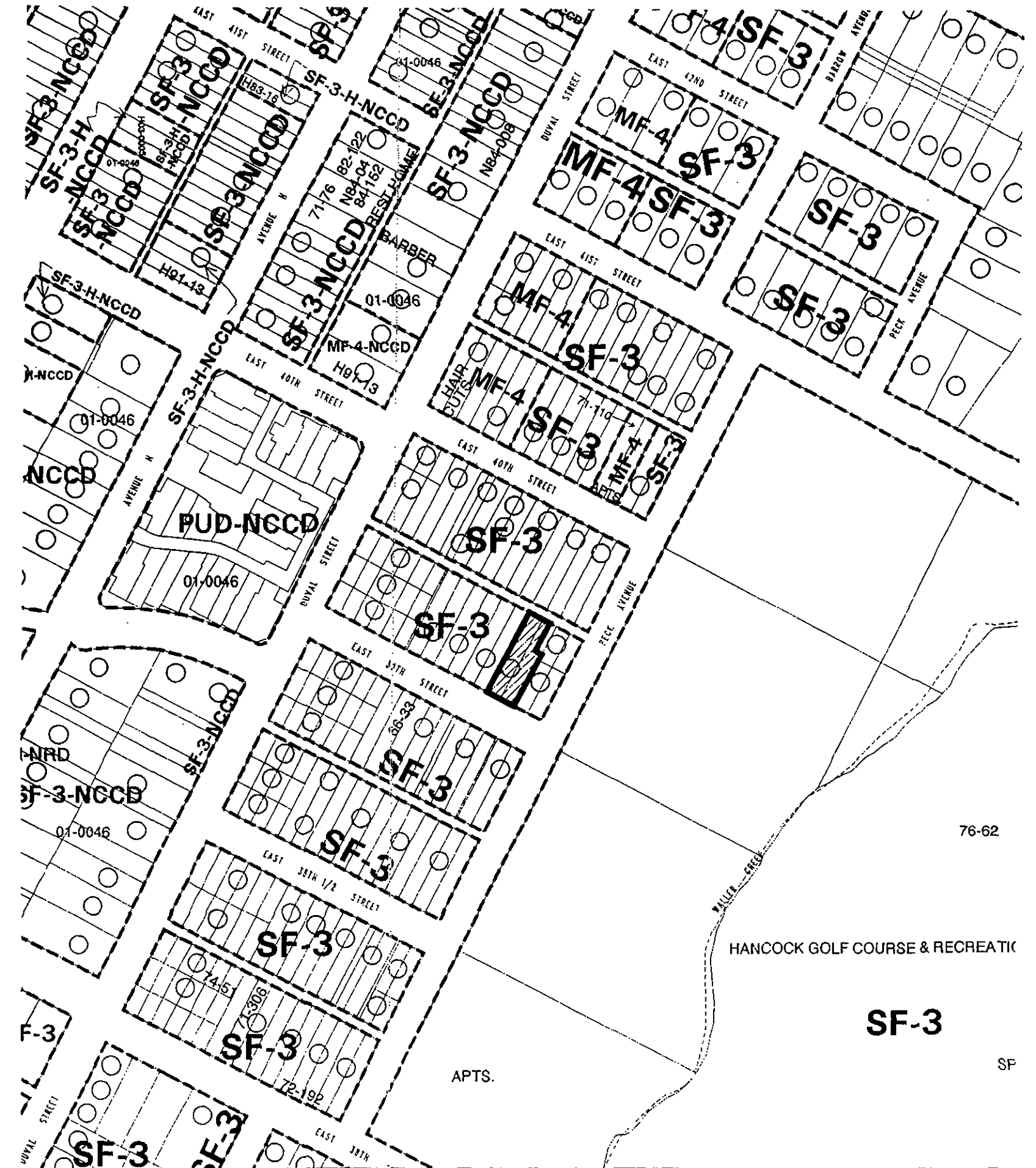
**OTHER HISTORICAL DESIGNATIONS:**

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 3 for preservation.



	<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-04-0024</p> <p>ADDRESS: 512 E 39TH ST</p> <p>SUBJECT AREA (acres): N/A</p> <p>DATE: 04-10</p> <p>INTLS: SM</p>	<p>CITY GRID REFERENCE NUMBER</p> <p>K25</p>
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1" = 200'

