

AGENDA



Thursday, June 8, 2006

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**Zone Hearings/App Ordinances/Restrictive Covenants
RECOMMENDATION FOR COUNCIL
ACTION**

ITEM 105 PH

Subject: C14H-06-0015 – Herblin-Shoe House - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 712 W. 16th Street (Town Lake Watershed) from family residence (SF-3) district zoning to family residence-historic (SF-3-H) combining district zoning. Planning Commission recommendation: To grant family residence-historic (SF-3-H) combining district zoning. Applicant: Clif Mitchell. City Staff: Steve Sadowsky, 974-6454.

Additional Backup Material

(click to open)

☐ [Staff Report](#)

For More Information: Steve Sadowsky, 974-6454.

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-06-0015

HLC DATE:

March 13, 2006

April 24, 2006

PC DATE:

May 23, 2006

APPLICANT: Historic Landmark Commission

HISTORIC NAME: Herblin-Shoe House

WATERSHED: Town Lake

ADDRESS OF PROPOSED ZONING CHANGE: 712 W. 16th Street

ZONING FROM: SF-3

TO: SF-3-H

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

HISTORIC LANDMARK COMMISSION ACTION: March 13, 2006: Initiated a historic zoning case. April 24, 2006: Recommended a zoning change from single family residence (SF-3) district to single family residence – Historic (SF-3-H) combining district zoning. Vote: 6-0 (Bunton and Cuppett ill; Leary absent).

PLANNING COMMISSION ACTION: Recommended a zoning change from single family residence (SF-3) district to single family residence – Historic (SF-3-H) combining district zoning. Vote: 8-0 (Stegeman absent).

DEPARTMENT COMMENTS: The house is listed as a Priority 1 in the Comprehensive Cultural Resources Survey (1984).

CITY COUNCIL DATE: June 8, 2006

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowaky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: Downtown Austin Neighborhood Association

BASIS FOR RECOMMENDATION:

The ca. 1900 Herblin-Shoe House is a Recorded Texas Historic landmark, and is significant for its architecture and associations with William Herblin, who operated the Austin Oil Manufacturing Company, a cottonseed oil mill, and very prominent early Austin business; Ruffin D. Shofner, a prominent real estate broker, who owned the house in the 1910s; and William and Mary Shoe, along with their daughter Lucy. Shoe worked for the State

Casualty Insurance Department and was later a prominent local insurance man and consultant. Lucy Shoe Merritt was a prominent professor of archeology and Greek at Mount Holyoke College in Massachusetts.

Architecture:

Two and a half story cross-gabled brick and frame Neo-Classical house with a two-story independent porch on Doric columns and capitals; 1:1 fenestration. The house is an excellent example of the Neo-Classical style, which was popular for large houses around the turn of the 20th century, evoking the grandeur of ancient Rome and Greece with prominent columns and a symmetrical composition. The house appears to be in good condition.

Historical Associations:

The ca. 1900 Herblin-Shoe House is a Recorded Texas Historic Landmark. William Herblin, the first known owner-occupant of the house, was the superintendent of the Austin Oil Manufacturing Company, a cottonseed oil mill, and an important early local business which processed the cotton grown in the areas around Austin and typified early Austin industries. Herblin, born in Tennessee in 1857, lived at 706 Rio Grande Street prior to moving into this house. He and his family lived here until 1910, when they moved to Gainesville, Texas, where Herblin managed another cottonseed oil mill. Ruffin Shofner, prominent real estate man, purchased the house in 1912, and lived here until around 1917. William and Mary Shoe purchased the property in 1928. Shoe was an actuary for the Casualty Department of the State Insurance Commission, and came to Austin from Philadelphia in 1923. He was later associated with various insurance companies and also worked as a consultant for casualty companies. Their daughter Lucy Shoe Merritt, was a very prominent scholar of Greek, Roman, and Etruscan architecture, and identified the changing forms of moldings in classical buildings to provide a tool for dating the architecture. Dr. Merritt taught at Mount Holyoke College in Massachusetts for many years, then returned to Austin in her later years. She grew up in this house.

PARCEL NO.: 02110109040000

DEED RECORD: Docket No. 2005203944TR

LEGAL DESCRIPTION: The South 79 Feet of the West 138 Feet of Outlot 21, Division E

ANNUAL TAX ABATEMENT:

\$4,755 (owner-occupied); city portion: \$1,156
\$2,387 (income-producing); city portion: \$578

APPRAISED VALUE: \$318,522

PRESENT USE: Offices

CONDITION: Good

PRESENT OWNER

Clifton Mitchell
712 W. 16th Street

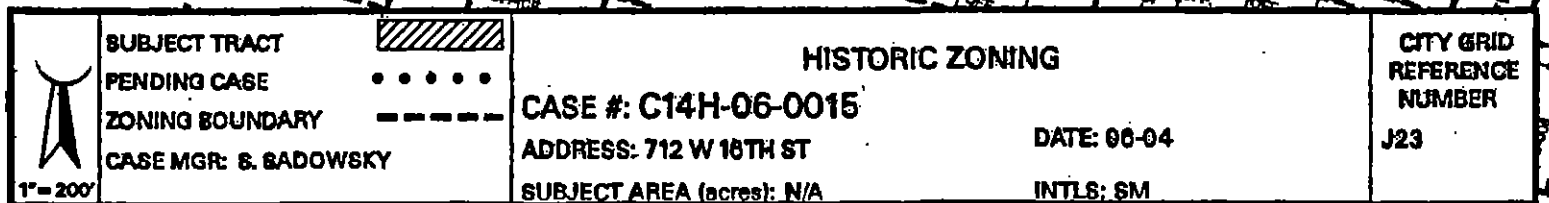
Austin, Texas 78701

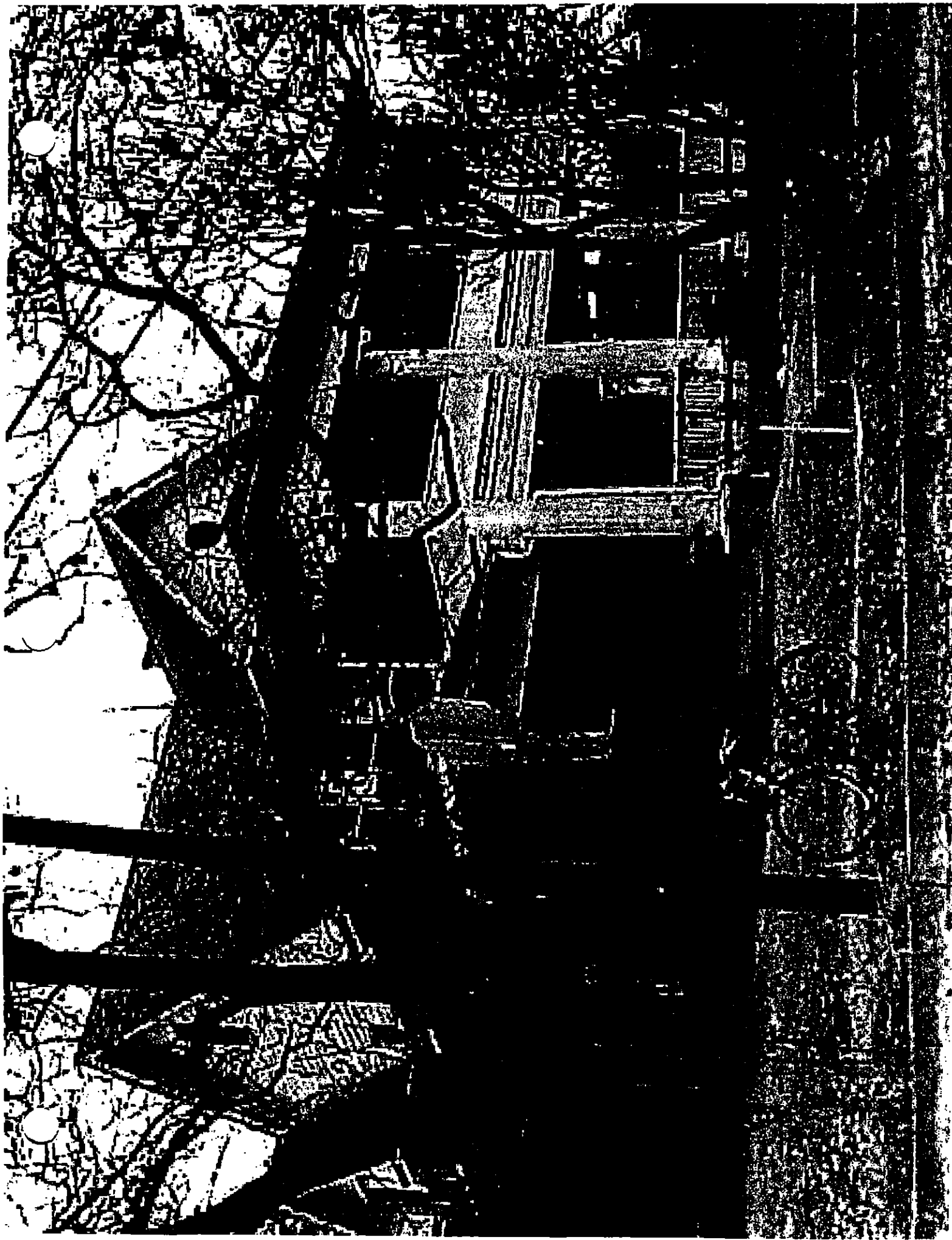
DATE BUILT: ca. 1900

ALTERATIONS/ADDITIONS: None apparent.

ORIGINAL OWNER(S): William and Nelly Herblin (1900)

OTHER HISTORICAL DESIGNATIONS: Recorded Texas Historic Landmark





OCCUPANCY HISTORY

712 W. 16th Street

City Directory Research, Austin History Center
By City Historic Preservation Office
February, 2006

1969	W. B. Shoe, renter Retired
1965	W.B. Shoe, renter No occupation listed
1961	Mrs. Mary Shoe, owner No occupation listed
1958	Mrs. Mary Shoe, owner No occupation listed
1954	Mrs. Mary Shoe, owner Widow, William B. Shoe No occupation listed Also listed is Lucy Shoe, archeologist
1952	William B. Shoe, owner No occupation listed
1949	William B. Shoe, owner Not listed in the main directory Mrs. Mary Shoe, the widow of H (sic) B. Shoe, is listed as living at 1605 West Avenue
1947	William B. Shoe, owner No occupation listed
1944-45	William B. and Mary E. Shoe, owners Adjuster
1942	William B. and Mary E. Shoe, owners Adjuster, Federal Underwriters Also listed is Lucy Shoe, no occupation given
1940	William B. and Mary E. Shoe, owners No occupation listed Also listed is Lucy Shoe, a teacher

1937 William B. and Mary E. Shoe, owners
No occupation listed

Also listed is Lucy Shoe, no occupation given

1935 William B. and Mary E. Shoe, owners
Supervisor, Motor Carrier Insurance Agency

Also listed is Lucy Shoe, no occupation given

1932-33 Vacant

William and Mary Shoe are not listed in the directory.

1930-31 James W. and Martha DeWeese, renters
Fire Insurance Commissioner, State Board of Insurance Commissioners

Also listed is Hazel DeWeese, a student at the University of Texas

1929 William B. and Mary E.D. Shoe, owners
Actuary, State Casualty Insurance Department

Also listed is Lucy Shoe, no occupation given

1927 George B. and Mildred Clark, owners
Traveling salesman

1924 George B. and Mildred E. Clark, owners
Salesman

1922 George B. and Mildred E. Clark, owners
Traveling salesman

1920 George B. and Mildred E. Clark, renters
Traveling salesman

1918 Vacant

George B. and Mildred E. Clark are listed as living at 605 W. 16th Street.
He lists his occupation as a traveling salesman.

1916 Ruffin D. Shofner
Real estate, 802 Littlefield Building

Also listed is Odessa Shofner, a teacher at Baker School

1914 Ruffin D. Shofner
Real estate and notary, 803 Littlefield Building

Also listed is Odessa Shofner, a teacher

- 1912-13 Ruffin D. Shofner
Real estate and loans, 228 Austin National Bank Building
- 1910-11 Lon C. Hill
Stockman
- NOTE: Ruffin Shofner is listed as living at 310 E. 14th Street. He lists his occupation as real estate and loans with offices at 229-230 Austin National Bank Building. Also listed are Odessa Shofner, no occupation given, and Robert Shofner, a nurseryman.
- 1909-10 William H. Herblin
No occupation listed
- Also listed are James Herblin, a night clerk at the Western Union Telegraph Company, Louis Herblin, a student, and William Herblin, Jr., a collector for Southwestern Telegraph and Telephone Company.
- 1906-07 William L. Herblin
Superintendent, Austin Oil Manufacturing Company (cottonseed oil)
- Also listed are Jim Herblin, employed at the wrapping counter and Scarbrough & Hicks, and Louis Herblin, a student at the high school.
- 1905 William L. Herblin
Superintendent, Austin Oil Manufacturing Company
- Also listed is William L. Herblin, Jr., no occupation given.
- 1903-04 William L. Herblin
Mill Superintendent, Austin Oil Manufacturing Company
- 1900-01 William Herblin
Mill superintendent, Austin Oil Manufacturing Company
- 1898-99 Unknown
Herblin is listed as the superintendent of the Austin Cotton Seed Oil Mill, and lived at 706 Rio Grande Street.

According to the 1900 U.S. Census, William Herblin, age 43, was living in Austin's 5th Ward. He was born in Tennessee. The 1910 U.S. Census shows Herblin living in Gainesville, Texas with his wife Nelly. He lists his occupation as the superintendent of an oil mill. The 1920 U.S. Census also shows Herblin as residing in Gainesville, Texas, and managing an oil mill.

William Herblin was born in October, 1857 in Tennessee. He had been married for 13 years at the time of the 1910 Census. His father had been born in France, and his mother was born in Virginia. His wife Nellie was born in February, 1868 in Alabama. Her father had been born in Alabama and her mother was born in Texas. She and William had four children: William L., Herblin, Jr., born February, 1888 in Alabama, James A. Herblin, born November, 1889 in Alabama, Louis B. Herblin, born August,

1890 in Alabama, and Nellie Herblin, born July, 1897 in Alabama. An alternate spelling of his name is Herbelin.

William Bongate Shoe came to Austin from Philadelphia in 1923 as an actuary for the Casualty Department of the State Insurance Commission. After several years, he resigned his post and was associated with various Insurance companies as well as acting as consulting engineer for casualty companies. He served as a marine engineer in transport duty and participated in the Battle of Manila Bay in the Spanish-American War. During World War I, he was the U.S. Shipping Board's chief safety engineer for shipyards in the North Atlantic District. At the time of his death in August, 1943, he had resided in Austin for 20 years and was a member of the Masonic Lodge, the Knights Templar, and the Scottish Rite Temple. He was survived by his wife, Mary E.D. Shoe, and his daughter, Dr. Lucy T. Shoe, who was an associate professor of archeology and Greek at Mount Holyoke College, South Hadley, Massachusetts.

Initiated by HLC
No fees.

A. APPLICATION FOR HISTORIC ZONING

OK
Steve Sadowsky

PROJECT INFORMATION:

DEPARTMENTAL USE ONLY	
APPLICATION DATE: <u>10/10/05</u>	FILE NUMBER: <u>CHH 406-0062</u>
TENTATIVE HPC DATE: _____	
TENTATIVE PC DZAP DATE: _____	
TENTATIVE PC DATE: _____	
CASE MANAGER: <u>Steve Sadowsky</u>	CITY INITIATED YES/NO _____
APPLICATION ACCEPTED BY: _____	ROLLBACK YES/NO _____

BASIC PROJECT DATA:

1. OWNER'S NAME:	<u>CLIFTON MITCHELL</u>
2. PROJECT NAME:	<u>HERBLIN-SHOE HOUSE</u>
3. PROJECT STREET ADDRESS (or Range):	<u>712 W. 16th STREET</u>
ZIP	<u>78701</u>
COUNTY:	<u>TRAVIS</u>
IF PROJECT ADDRESS CANNOT BE DEFINED ABOVE:	
LOCATED _____	FRONTAGE FEET ALONG THE <u>N. S. E. W. (CIRCLE ONE)</u> 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) _____ Lot(s) _____ Outlot(s) _____
Plat Book: _____ Page _____
Number: _____
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: 405 PAGE: 362+363 TAX PARCEL I.D. NO. _____

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: _____ NAME: _____
FIRM NAME: _____ TELEPHONE NUMBER: _____
STREET ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____
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.

 3-20-06

Signature Date

Cliff Mitchell


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.

 3-20-06

Signature Date

Cliff Mitchell

Name (Typed or Printed)

Firm (If applicable)

E. ACKNOWLEDGMENT FORM

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

I, C. Mitchell 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

712 W. 16th St., Austin, TX 78701
(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.
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.

C. Mitchell
(Applicant's signature)

3-20-06

(Date)

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

ACCOUNT NUMBER: 02-1101-0904-0000

PROPERTY OWNER:

MITCHELL CLIFTON
712 W 16TH ST
AUSTIN, TX 78701

PROPERTY DESCRIPTION:

S 79FT OF W 138FT OLT 21 DIVISION
E

ACRES 0.000 MIN% .00000 TYPE

SITUS INFORMATION: 712 W 16 ST

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
2005	AUSTIN ISD	*ALL PAID*
	CITY OF AUSTIN (TRAV)	*ALL PAID*
	TRAVIS COUNTY	*ALL PAID*
	HOSPITAL DISTRICT	*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*

TAXES PAID FOR YEAR 2005 \$8,734.83

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2005 EXCEPT FOR UNPAID YEARS LISTED ABOVE.

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 03/15/2006

Fee Paid: \$10.00

Nelda Wells Spears
Tax Assessor-Collector

By: *Joyce Henderson*