


AGENDA



Thursday, June 8, 2006

 Back

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

ITEM 119 PH

Subject: C14H-06-0006 – Bolden-Higgins House - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 1710 W. 10th Street (Shoal Creek Watershed) from family residence-neighborhood plan (SF-3-NP) combining district zoning district to family residence-historic-neighborhood plan (SF-3-H-NP) combining district zoning. Planning Commission recommendation: To grant family residence-historic-neighborhood plan (SF-3-H-NP) combining district zoning. Applicant: Historic Landmark Commission. 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-06-0006

HLC DATE:

March 13, 2006

April 24, 2006

PC DATE:

May 23, 2006

APPLICANT: Historic Landmark Commission

HISTORIC NAME: Bolden-Higgins House

WATERSHED: Shoal Creek

ADDRESS OF PROPOSED ZONING CHANGE: 1710 W. 10th Street

ZONING FROM: SF-3-NP

TO: SF-3-H-NP

SUMMARY STAFF RECOMMENDATION: Staff recommends adaptive re-use of the house to the greatest extent possible to preserve the historic character of the Clarksville National Register Historic District.

HISTORIC LANDMARK COMMISSION ACTION: March 13, 2006: Initiated a historic zoning case. April 24, 2006: Recommended a zoning change from single family residence, neighborhood plan (SF-3-NP) district to single family residence, neighborhood plan – Historic (SF-3-H-NP) combining district zoning.

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

DEPARTMENT COMMENTS: The house is contributing to the Clarksville National Register Historic District. It is listed in the Comprehensive Cultural Resources Survey (1984) but without a preservation priority.

CITY COUNCIL DATE: June 8, 2006

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: Clarksville Community Development Corporation; Old West Austin Neighborhood Association

BASIS FOR RECOMMENDATION:

The ca. 1928 Bolden-Higgins House is an important Clarksville house built during the third period of building in the neighborhood, and is one of very few intact bungalows remaining in Clarksville.

Architecture:

One-story rectangular-plan front-gabled frame bungalow with full-width inset porch, clipped front gable, and 1:1 fenestration. The house retains its historic appearance and appears to be in good condition.

Historical Associations:

City lot records show that Daniel and Gertrude Bolden purchased this property in 1925 from E.F. Hofheinz, a prominent early 20th century Austin developer and builder. The lot registers for 1926 and 1927 show the property as worth \$250, indicating that there was likely a small house on the property. The 1929 city lot register shows the property worth \$900, suggesting that the present house was built in 1928. The architecture of the house is consistent with a 1928 construction date.

Daniel Bolden was born in Texas in 1901. He worked as a laborer, as did most African-American men, although he rarely mentioned an occupation in the city directories of the 1920s and 1930s. The city directories show a variety of addresses for the Bolden family, all in Clarksville. In 1927, he and Gertrude were listed as living at 1726 W. 11th Street, which had been formerly known at 1508 W. 11th. The 1929 directory lists them at 1700 W. 10th Street; then directories for 1930-31 and 1932-33 show them at 1726 W. 11th and 1724 W. 11th respectively, while the city lot registers for 1926 through 1934 reveal that they owned this lot on W. 10th Street, suggesting that the different addresses, all within the same area of Clarksville, may all refer to this same house. House numbers changed frequently in Austin as the city grew and new houses were built between the old ones. It is not unusual to find inconsistencies in addresses in Clarksville in the early directories; Clarksville's "streets" were more akin to paths through the neighborhood.

The 1930 U.S. Census shows Daniel and Gertrude Bolden, both aged 29, owning this house on W. 10th Street, which is listed as being worth \$1,200. He listed his occupation as a laborer for Mr. Caswell; Gertrude did not list an occupation, although it is common to find African-American women listing domestic occupations in the census. The Boldens had four daughters in 1930, ranging in age from 8 to 3 months.

After the Boldens moved out of this house before 1940, it was occupied by a series of renters until around 1958, when it was purchased by Timothy and Blanche Higgins. Higgins was a warehouse driver, and is listed as the owner and occupant in 1958 and 1965, with renters in between and afterwards.

PARCEL NO.: 01110301180000

DEED RECORD: Docket No. 2006034915TR

LEGAL DESCRIPTION: The East 62.5 feet of the South 115.73 feet (average) of Lot 4, Block 14, Max Maas Addition

ANNUAL TAX ABATEMENT: \$2,814 (City portion: \$685)

APPRAISED VALUE: \$236,970 (\$165,000 land; \$71,970 improvements)

PRESENT USE: Residence

CONDITION: Good

PRESENT OWNER

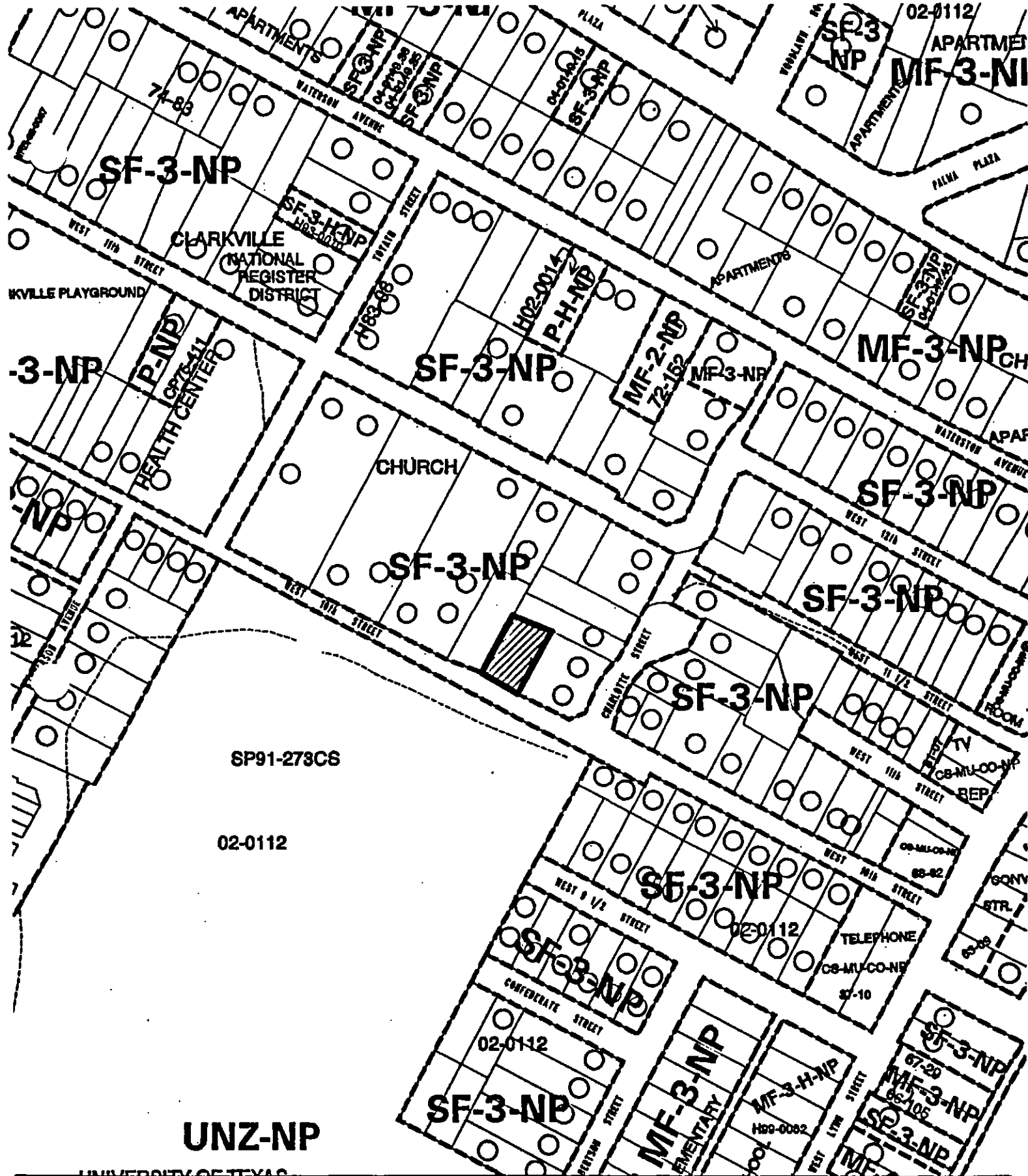
J. Patrick and Kathryn Sutton
2012 Travis Heights Boulevard
Austin, Texas 78725

DATE BUILT: ca. 1928

ALTERATIONS/ADDITIONS: None apparent.

ORIGINAL OWNER(S): Daniel and Gertrude Bolden (1925)

OTHER HISTORICAL DESIGNATIONS: Contributing to the Clarksville National Register Historic District as a Priority 1 in the Clarksville Historic Resources Survey (2000).



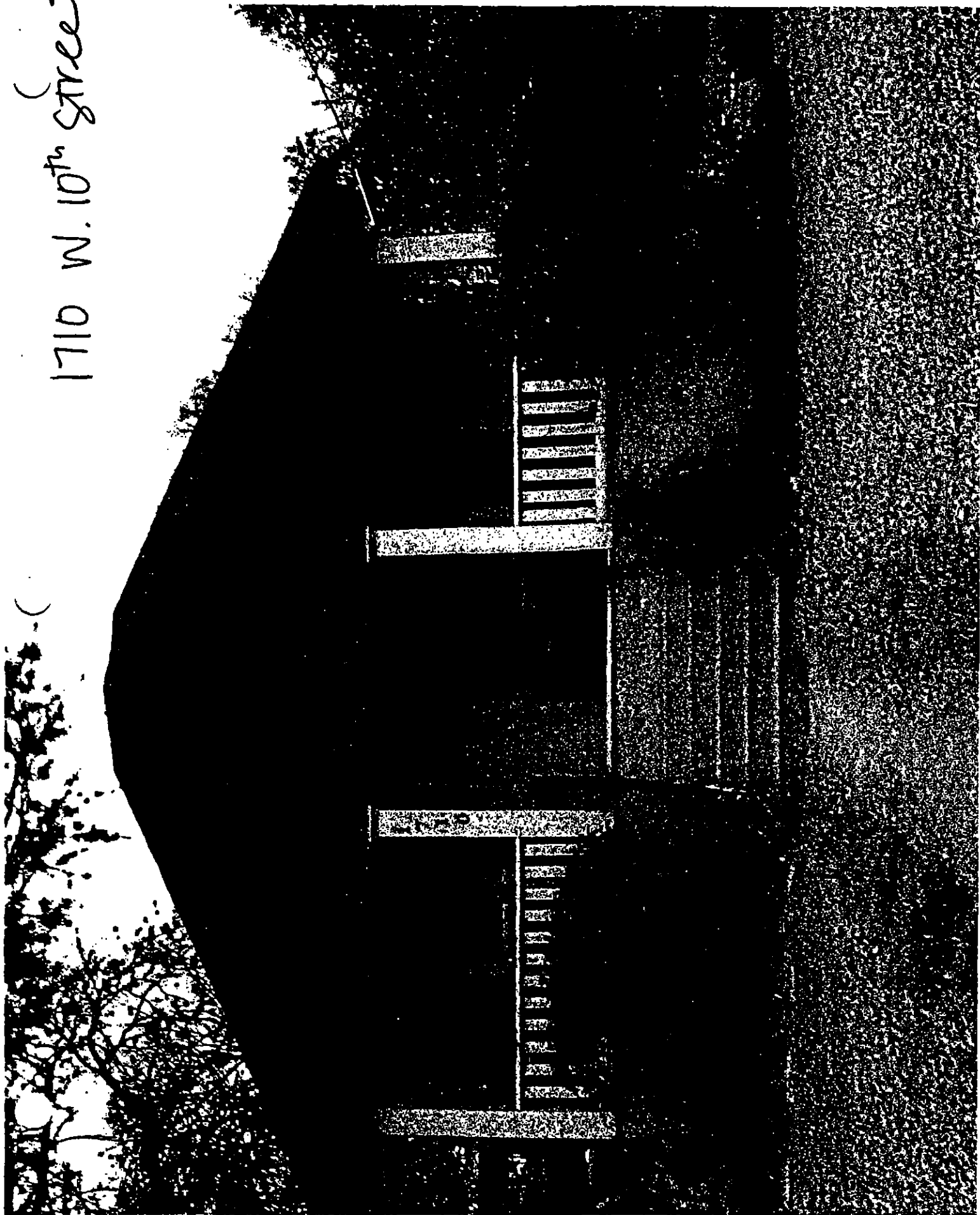
SP91-273CS

02-0112

UNZ-NP

	SUBJECT TRACT	NATIONAL REGISTER DISTRICT PERMIT		CITY GRID REFERENCE NUMBER H23
	PENDING CASE	CASE #: NRD-06-0016		
	ZONING BOUNDARY	ADDRESS: 1710 W 10TH ST		
	CASE MGR: S. SADOWSKY	DATE: 06-03		
		SUBJECT AREA (acres): N/A		
		INTLS: 6M		

1710 W. 10th Street



OCCUPANCY HISTORY

1710 W. 10th Street

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

- | | |
|----------------|---|
| 1969 | Manuel S. and Terry Gonzales, renters
Painter, Henna Chevrolet |
| 1965 | Timothy and Blanche Higgins, owners
Laborer, Texas Warehouse |
| 1961 | Philip and Trinidad Luna, renters
Mechanic, Precision Wood Products, (cabinet makers, 1417 W. 3rd Street) |
| 1958 | Tim and Blanche Higgins, owners
Driver, Texas Warehouse, 501 East Avenue |
| 1954 | Ranie and Frances Allen, renters
Porter, State Board of Control |
| 1952 | Raymond H. and Jessie Childress, renters
Laborer, Southern Union Gas Company |
| 1949 | Robert E. and Marie M. Leatherwood, renters
Laborer |
| | Conrad W. and Josephine Anderson, renters
Attendant, Burnette Service Station, 1700 San Jacinto |
| 1947 | Robert and Marie Leatherwood, renters
Deliveryman, Southwest Ice and Cold Storage |
| | Also listed is Bobby Leatherwood, a clerk at Ransom's Drugs in the
Scarbrough Building |
| 1944-45 | Fred and Lillian Bryant, renters
Porter, Millner's Service Station, 827 W. 12th Street |
| | W.R. and Margaret Redd, owners
Farmer |
| 1942 | William I. and Margaret Ralph, renters
No occupation listed |
| 1940 | Vacant |

- 1937 Daniel and Gertrude Bolden (not listed as owners)
No occupation listed
- 1935 The address of 1710 W. 10th Street is not listed in the directory. Daniel and Gertrude Bolden are listed as living at 1618 W. 10th Street, which is likely this house. Bolden does not list his occupation. The only house listed in the 1700 block of W. 10th Street is 1700.
- 1932-33 Daniel and Gertrude Bolden (not listed as owners – no occupation listed) are living at 1724 (1508) W. 11th Street in the directory.
- 1930-31 Daniel and Gertrude Bolden (no occupation listed) live at 1726 (1508) W. 11th Street.
- 1929 Daniel and Gertrude Bolden (no occupation listed) live at 1700 W. 10th Street.
- 1927 Daniel and Gertrude Bolden (laborer) live at 1726 (1508) W. 11th Street.
- 1924 Daniel and Gertrude Bolden (no occupation listed) live at 1726 (1508) W. 11th Street.
- 1922 Daniel and Gertrude Bolden (no occupation listed) live at 1710 W. 10th Street.
- 1920 Daniel Bolden (Gertrude not listed) lives at 1812 (1712) W. 10th Street.

CITY LOT REGISTERS

E.J. Hofheinz, a prominent local developer and builder in the early 20th century, owned this lot in 1923. The 1924 City Lot Register shows the owner as "unknown". The 1927 register shows the owners as Daniel and Gertrude Bouldin; the value of the property is \$250. The 1929 register shows the property owned by Daniel and Gertrude worth \$900, indicating that the house was built in 1928. Bolden owned the property in 1934, when it was worth only \$700; by 1940, F.E. Rightor owned the property as a rental unit; it was worth \$500.

DANIEL BOLDEN – BIOGRAPHICAL NOTE

The 1930 U.S. Census shows Dan Bolden and his wife Gertrude, both 29 years old, owning the house on W. 10th Street, which was worth \$1,200. Both Daniel and Gertrude were born in Texas; they were both literate; they had 4 children: Ollie Mae (8), Priscilla (5), Gertrude (2), and Lurelene (3 mos.) Daniel stated that he was a laborer for Caswell; Gertrude did not list an occupation. By 1947, the Boldens were living at 1809 Waterston.

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. 3097-231 Site No. H-23-621
 City/Rural Austin UTM Sector _____
 2. Name _____ 6. Date: Factual _____ Est. 1925
 Address 1710 W. 10th 7. Architect/Builder _____ Contractor _____
 3. Owner _____ 8. Style/Type _____
 Address _____ 9. Original Use _____
 4. Block/Lot _____ Present Use _____
 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 HMM Date Jan-Mar 84

DESIGNATIONS

PHOTO DATA

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

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

YEAR	DRWR	ROLL	FRME		ROLL	FRME
		5	10	to		
				to		
				to		

Tax Parcel # _____
 Original Owner _____

PHYSICAL CONDITION:

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

PRESERVATION INDEX:

_____ City Zoning
 _____ Priority Research

COMMENTS:

ARCHITECTURAL SIGNIFICANCE:

Outstanding _____ Excellent _____
 Significant _____ Contributory _____

(Photo)