

# ZONING CHANGE REVIEW SHEET

76

CASE NUMBER C14H-06-0030

HLC DATE

August 28, 2006

September 25, 2006

PC DATE

October 24, 2006

November 14, 2006

APPLICANT Historic Landmark Commission

HISTORIC NAME Farquhar-Schriber House

WATERSHED Blunn Creek

ADDRESS OF PROPOSED ZONING CHANGE 1207 E Live Oak Street

ZONING FROM SF-3-NP

TO SF-3-H-NP

SUMMARY STAFF RECOMMENDATION Staff recommends the proposed zoning change from single family, neighborhood plan (SF-3-NP) district to single family neighborhood plan – Historic (SF-3-H-NP) combining district zoning

HISTORIC LANDMARK COMMISSION ACTION: August 28, 2006 Initiated a historic zoning case September 25, 2006 Recommended a zoning change from single family, neighborhood plan (SF-3-NP) district to single family neighborhood plan – Historic (SF-3-H-NP) combining district zoning Vote 8-0 (Hansen absent)

PLANNING COMMISSION ACTION October 24, 2006 Postponed to November 14, 2006 at the property owner's request November 14, 2006 Recommended a zoning change from single family, neighborhood plan (SF-3-NP) district to single family neighborhood plan – Historic (SF-3-H-NP) combining district zoning Vote 8-0 (Moore absent)

DEPARTMENT COMMENTS The Farquhar-Schriber House is outside the bounds of the Comprehensive Cultural Resources Survey (1984)

CITY COUNCIL DATE November 16, 2006

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: South River City Neighborhood Association

BASIS FOR RECOMMENDATION.

The ca 1923 Farquhar-Schriber House is architecturally significant as an excellent example of a transitional house of the early 1920s, and for its associations with Olin and Ottie

Farquhar, who were associated with the Kuntz-Sternenberg Lumber Company, and ran the City View Electric Hatchery on this property, and with Arthur Schriber, the district chief of the Austin Fire Department from 1947 to 1974

### **Architecture**

One story rectangular-plan hipped-roof frame cottage with a full width wraparound porch

The house is an excellent example of a transitional house in Austin. "Transitional" houses were popular in the 1910s and early 1920s, representing the phase in styles from vernacular Victorian wing-and-gable houses to the bungalows of the 1920s. Earlier Victorian houses were noted for their decorative excess – even modest vernacular houses sported spindlework on the porch frieze, a variety of window types, and cutaway corners on the projecting gable. Transitional houses simplified the degree of ornamentation on the house, although many maintained the essential forms and layouts of Victorian folk houses. The Farquhar-Schriber House recalls early 20<sup>th</sup> century farm houses with a generous and wraparound porch and simplicity of style and decoration. In fact, the house was located on the very outskirts of Austin when it was built; the earliest owners ran a hatchery on the site, and the next house southeast was a dairy farm.

### **Historical Associations**

The house was built in a rural area southeast of downtown Austin around 1923 for Olin and Ottie Farquhar. Olin Davis Farquhar (1883-1956) lived as a young man in La Grange, Texas. The 1900 U.S. Census shows him as the stepson of an F. Wagner, a railroad agent. Olin was working as a railroad clerk in Austin by 1917, when he registered for the draft. He married Ottie Heath (1888-1956), and lived at 800 Patterson Street before moving into this house in 1923. According to the 1924 city directory, Olin was working as a book-keeper for the Austin Statesman. By 1927, he was working as a book-keeper for the Kuntz-Sternenberg Lumber Company, a position he held for as long as he lived in this house – his sister Edna had married F.W. Sternenberg, one of the principals of the company. The 1930 U.S. Census reveals how rural this area remained – next to the Farquhars was a dairy owned by Ralph G. Klunkert, and the 1929 directory shows that Ottie Farquhar was operating the City View Electric Hatchery, a business they maintained until around 1941, while Olin continued to work for the lumber company. The 1930 U.S. Census also shows that the property was worth \$10,000, and that the Farquhars had a daughter, Blanche, born in 1920. The Farquhars moved to 4403 Duval Street between 1942 and 1945 – Ottie died there in January, 1956, and Olin died while visiting Blanche (Mrs. M. L. Burr) in San Antonio in April of the same year.

The next owners were Arthur (1909-1990) and Leora Schriber, who moved here from 900 Bouldin Avenue. Schriber was a fireman (the 1930 U.S. Census lists him as a city fireman, lodging in a house on Wichita Street), then became district chief for the fire department around 1947, a position he held until the early 1970s, when he retired. Local tradition has it that Arthur Schriber donated the land for Travis High School. The street adjacent to the house on the east is named for Schriber.

**PARCEL NO** 03040210220000

**DEED RECORD:** Unknown

**LEGAL DESCRIPTION** 127 x 193 feet (average), Abstract 24, Del Valle Survey

**ANNUAL TAX ABATEMENT** \$4,605 (owner occupied), city portion \$1,119  
\$2,316 (income producing), city portion \$551

**APPRAISED VALUE** \$340,270

**PRESENT USE:** Residence

**CONDITION:** Excellent

**PRESENT OWNER**

Tim Karis  
Sirak, LLC  
P O Box 675877  
Rancho Santa Fe, California 92067

**DATE BUILT** ca 1923

**ALTERATIONS/ADDITIONS:** None apparent

**ORIGINAL OWNER(S):** Olin D and Ottie Farquhar (1923)

**OTHER HISTORICAL DESIGNATIONS:** None

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY GENERALLY KNOWN AS THE FARQUHAR-SCHRIEBER HOUSE  
3 LOCATED AT 1207 EAST LIVE OAK STREET IN THE SOUTH RIVER CITY  
4 NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-  
5 NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO FAMILY  
6 RESIDENCE-HISTORIC-NEIGHBORHOOD PLAN (SF-3-H-NP) COMBINING  
7 DISTRICT.

8  
9 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

10  
11 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
12 change the base district from family residence-neighborhood plan (SF-3-NP) combining  
13 district to family residence-historic-neighborhood plan (SF-3-H-NP) combining district on  
14 the property described in Zoning Case No. C14H-06-0030, on file at the Neighborhood  
15 Planning and Zoning Department, as follows

16  
17 A 127 foot by 193 foot tract of land, more or less, out of the Santiago Del Valle  
18 Survey, Abstract 24, Travis County, Texas, and generally identified in the map  
19 attached as Exhibit "A" (the "Property"),

20  
21 generally known as the Farquhar-Schriber House, locally known as 1207 East Live Oak  
22 Street, in the City of Austin, Travis County, Texas

23  
24 **PART 2.** Except as specifically provided in Part 3, the Property may be developed and  
25 used in accordance with the regulations established for the family residence (SF-3) base  
26 district and other applicable requirements of the City Code

27  
28 **PART 3.** The Property is subject to Ordinance No. 20050929-Z003 that established the  
29 South River City neighborhood plan combining district

**PART 4.** This ordinance takes effect on \_\_\_\_\_, 2006

**PASSED AND APPROVED**

\_\_\_\_\_, 2006

§  
§  
§

Will Wynn  
Mayor

**APPROVED:** \_\_\_\_\_  
David Allan Smith  
City Attorney

**ATTEST:** \_\_\_\_\_  
Shirley A Gentry  
City Clerk

