

A U S T I N C I T Y C O U N C I L
AGENDA


Thursday, December 14, 2006

 +  Back Print**Zoning and Neighborhood Plan Amendments
(Public Hearings and Possible Action)
RECOMMENDATION FOR COUNCIL ACTION****ITEM No. 74**

Subject: C14H-06-0030 - Farquhar-Schriber House - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 1207 E Live Oak Street (Blunn Creek Watershed) from family residence-neighborhood plan (SF-3-NP) combining district zoning to family residence-historic-neighborhood plan (SF-3-H-NP) combining district zoning. Staff Recommendation: To grant family residence-historic-neighborhood plan (SF-3-H-NP) combining district zoning. Historic Landmark Commission Recommendation To grant 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 Agent Neighborhood Planning and Zoning Department. City Staff: Steve Sadowsky, 974-6454

Additional Backup Material

(click to open)

 **Staff Report and Ordinance****For More Information:**

ZONING CHANGE REVIEW SHEET

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: Postponed at property owner's request to December 14, 2006.

ORDINANCE READINGS: 1ST 2ND 3RD

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 20th 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, Blancedna, 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 Blancedna (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

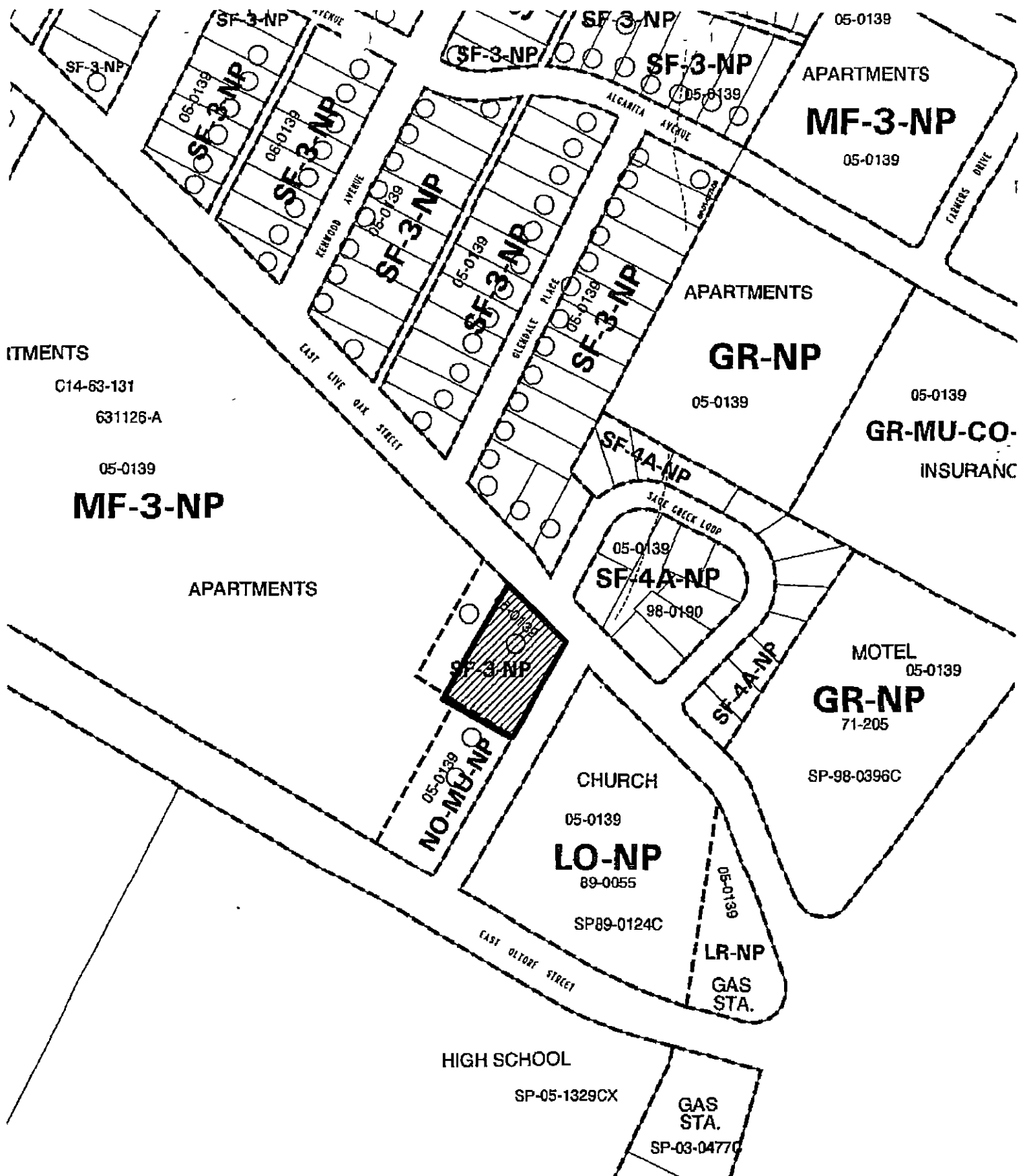
Rancho Santa Fe, California 92067

DATE BUILT: ca. 1923

ALTERATIONS/ADDITIONS: None apparent.

ORIGINAL OWNER(S): Olin D. and Oattie Farquhar (1923)

OTHER HISTORICAL DESIGNATIONS: None



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|--|---|---|--|
| | <p>SUBJECT TRACT </p> <p>PENDING CASE </p> <p>ZONING BOUNDARY </p> <p>CASE MGR: S. SADOWSKY</p> | <p align="center">HISTORICAL DEMOLITION PERMIT</p> <p>CASE #: HDP-06-0391</p> <p>ADDRESS: 1207 E LIVE OAK ST</p> <p>SUBJECT AREA (acres): N/A</p> <p>DATE: 08-08</p> <p>INTLS: SM</p> | <p>CITY GRID REFERENCE NUMBER</p> <p align="center">J19</p> |
|--|---|---|--|



1207 E. Live Oak Street
ca. 1923

OCCUPANCY HISTORY

1207 E. Live Oak Street

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

| | |
|---------|---|
| 1976 | Arthur F. and Leora Schriber, owners Retired |
| 1972 | Arthur F. and Leora Schriber, owners District chief, City Fire Department |
| 1968 | Arthur F. and Leora Schriber, owners District chief, City Fire Department |
| 1964 | Arthur F. and Leora Schriber, owners District chief, City Fire Department Also listed is Annette Schriber, the widow of Frank Schriber; no occupation given. |
| 1961 | Arthur F. and Leora Schriber, owners District chief, City Fire Department Also listed is William T. Schriber, a student |
| 1958 | Arthur F. and Leora Schriber, owners District chief, City Fire Department |
| 1955 | Arthur F. and Leora Schriber, owners District chief, City Fire Department |
| 1952 | Arthur F. and Leora Schriber, owners District chief, City Fire Department |
| 1949 | Arthur F. and Leora Schriber, owners District chief, City Fire Department |
| 1947 | Arthur F. and Leora Schriber, owners District chief, City Fire Department |
| 1944-45 | Arthur F. and Leora Schriber, owners Fireman |
| 1942 | Olin D. and Otie Farquhar, owners Book-keeper, Kuntz-Sternberg Lumber Company NOTE: Arthur and Leora Schriber are listed as living at 900 Bouldin Avenue. He listed his occupation as a captain, City Fire Department. |
| 1940 | Olin D. and Otie Farquhar, owners Olin: Book-keeper, Kuntz-Sternberg Lumber Company |

Ottie: Proprietor, City View Electric Hatchery, 1209 Burleson Road
NOTE: House is listed as 1209 Burleson Road, a continuation of East Live Oak Street southeast to the city limit

- 1937 Olin D. and Ottie Farquhar, owners
Olin: Book-keeper, Kuntz-Sternberg Lumber Company
Ottie: Proprietor, City View Electric Hatchery, 1125 Burleson Road
NOTE: House is listed as 1125 Burleson Road
- 1935 Olin D. and Ottie Farquhar, owners
Olin: Book-keeper, Kuntz-Sternberg Lumber Company
Ottie: Proprietor, City View Electric Hatchery, 1125 Burleson Road
NOTE: House is listed as 1125 Burleson Road
- 1932-33 Olin D. and Ottie Farquhar, owners
Olin: Book-keeper, Kuntz-Sternberg Lumber Company
Ottie: Proprietor, City View Electric Hatchery, 1125 Burleson Road
NOTE: House is listed as 1125 Burleson Road
- 1930-31 Olin D. and Ottie Farquhar, owners
Olin: Book-keeper, Kuntz-Sternberg Lumber Company
Ottie: Proprietor, City View Electric Hatchery, south side of Burleson Road
NOTE: House is listed as on the south side of Burleson Road, east of Travis Heights
- 1929 Olin D. and Ottie Farquhar, owners
Olin: Book-keeper, Kuntz-Sternberg Lumber Company
Ottie: Proprietor, City View Electric Hatchery, south side of Burleson Road
NOTE: House is listed as on the south side of Burleson Road, east of Travis Heights
- 1927 Olin D. and Ottie Farquhar, owners
Olin: Book-keeper, Kuntz-Sternberg Lumber Company
NOTE: House is listed as on the south side of Burleson Road, east of Travis Heights
- 1924 Olin D. and Ottie Farquhar, owners
Book-keeper, Austin Statesman
NOTE: House is listed as on an RFD route.
- 1922 Address not listed
Olin and Ottie Farquhar are listed as living at 800 Patterson Avenue. He was a book-keeper at the Statesman.

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.

1
2 **PART 4.** This ordinance takes effect on _____, 2006.
3

4
5 **PASSED AND APPROVED**
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8
9 _____, 2006

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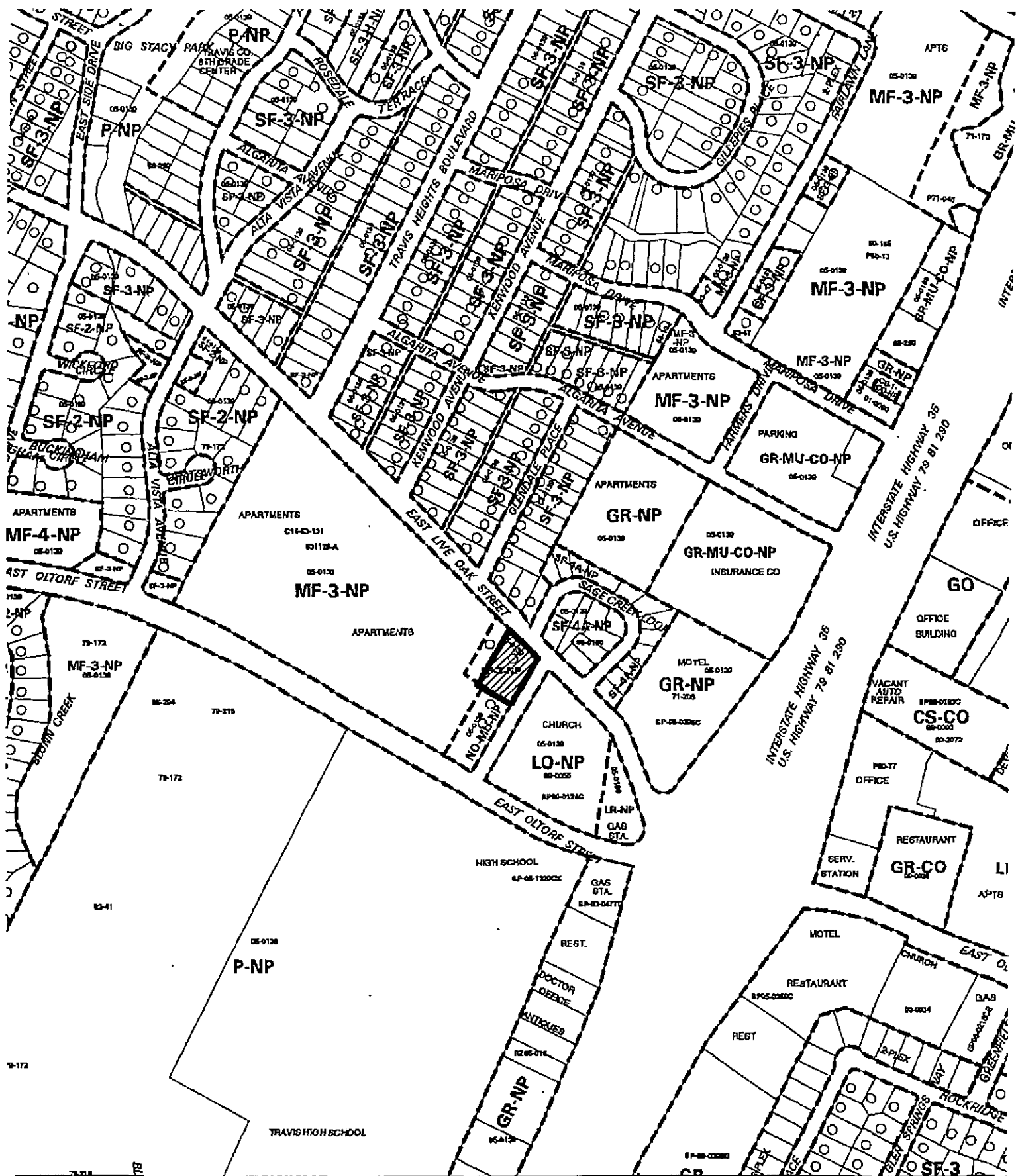
10 Will Wynn
11 Mayor
12

13
14 **APPROVED:** _____

15 David Allan Smith
16 City Attorney

ATTEST: _____

Shirley A. Gentry
City Clerk



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|---------------------------|-----------------------|----------------------------------|-------------|---|
| 1" = 400' | SUBJECT TRACT | HISTORIC ZONING EXHIBIT A | | CITY GRID REFERENCE NUMBER J19 |
| | PENDING CASE | | | |
| | ZONING BOUNDARY | CASE #: C14H-06-0030 | DATE: 06-11 | |
| | CASE MGR: S. SADOWSKY | ADDRESS: 1207 E LIVE OAK ST | INTLS: SM | |
| SUBJECT AREA (acres): N/A | | | | |