

# ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2010-0016

HLC DATE:

April 26, 2010

May 24, 2010

PC DATE:

July 13, 2010

July 27, 2010

APPLICANT: Historic Landmark Commission

HISTORIC NAME: Callan-Boswell House

WATERSHED: Waller Creek

ADDRESS OF PROPOSED ZONING CHANGE: Waller Creek

ZONING FROM: SF-3-NCCD-NP to SF-3-H-NCCD-NP

SUMMARY STAFF RECOMMENDATION: Staff cannot recommend this house for landmark designation due to the absence of information concerning its early history. The house was moved to the current site in 1945 by Judge Krueger, who owned the property, but there is no indication that the house nor its residents were tied to Judge Krueger or his family. Staff does recognize the compatibility of the house with the historic character of the district and encourages the property owner to attempt to retain and rehabilitate the house or to relocate the house within the neighborhood.

QUALIFICATIONS FOR LANDMARK DESIGNATION:

Staff does not believe that the Callan-Boswell House qualifies for individual designation as a historic landmark, but recognizes that it would be contributing to a local historic district in the Grooms Addition. The house is a typical vernacular dwelling that was moved to the site from an unknown location in 1945; its earlier history remains a mystery.

HISTORIC LANDMARK COMMISSION ACTION: April 26, 2010: Initiated a historic zoning case. Vote: 7-0. May 24, 2010: Recommended a zoning change from family residence – neighborhood conservation – neighborhood plan (SF-3-NCCD-NP) combining district to family residence – historic landmark – neighborhood conservation – neighborhood plan (SF-3-H-NCCD-NP) combining district zoning. Vote: 5-1 (Hansen opposed; Leary ill).

PLANNING COMMISSION ACTION: July 13, 2010: Postponed to July 27, 2010 at staff's request to allow additional research by staff and the neighborhood regarding the origins of the house. July 27, 2010: Recommend *against* the proposed zoning change from family residence – neighborhood conservation – neighborhood plan (SF-3-NCCD-NP) combining district to family residence – historic landmark – neighborhood conservation – neighborhood plan (SF-3-H-NCCD-NP) combining district zoning, *with the request to Council that if additional substantive information arises before the Council hearing, that Council will consider remanding the case to the Planning Commission for further review and recommendations.* Vote: 5-3 (Chimenti, Dealey, and Tovo opposed).

DEPARTMENT COMMENTS: The house is not listed in the Comprehensive Cultural Resources Survey (1984).

CITY COUNCIL DATE: August 19, 2010

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:**

**Architectural Description:**

One-story rectangular-plan side-gabled board-and-batten frame house with a partial-width hipped-roof independent porch on turned wood posts; 1:1 fenestration.

**Historical Associations:**

The house was moved to its current site in 1945 by Judge Charles Krueger, who lived in the adjacent house facing Duval Street. The house is believed to have come from the Whitis Subdivision, one of the older areas in the North University area; stylistically, it appears that the house was built around 1915. On the current site, the house has been used as a rental unit; renters have included a bookbinder in the late 1940s, and a building crew foreman at the University of Texas from the late 1950s through the mid-1990s.

Robert and Hildegard Callan are listed as the renters of the property in city directories from 1944-45 through 1949. He worked as a bookbinder for A.C. Baldwin and Sons, and moved here from 1207 Alta Vista Avenue in Travis Heights. John R. Boswell was the longest-term tenant of the house, moving into the house in the mid-1950s with his wife Ida, and staying here until his death in 1997. Prior to moving into this house, Boswell lived with his mother Mamie at 1107 W. 38<sup>th</sup> Street in 1944-45, when he was serving in the U.S. Army, and then they moved to 3812 Morningside Drive by 1947, when he worked as a clerk for the Wood Food Store. When he and his wife Ida moved into this house, he worked as a building crew foreman for the University of Texas, a position he kept until he retired in the early 1980s. He died in 1997.

**PARCEL NO.:** 02170606130000

**LEGAL DESCRIPTION:** Lot A, Charles Krueger Subdivision

**ESTIMATED ANNUAL TAX ABATEMENT:** \$2,285 (owner-occupied); city portion: \$535; \$1,158 (income-producing).

**APPRAISED VALUE:** \$220,758

**PRESENT USE:** Residence

**CONDITION:** Good

**PRESENT OWNERS:** Charles and Christine Boes  
6550 Shady Brook Lane, Apt. 2017  
Dallas, Texas 75206

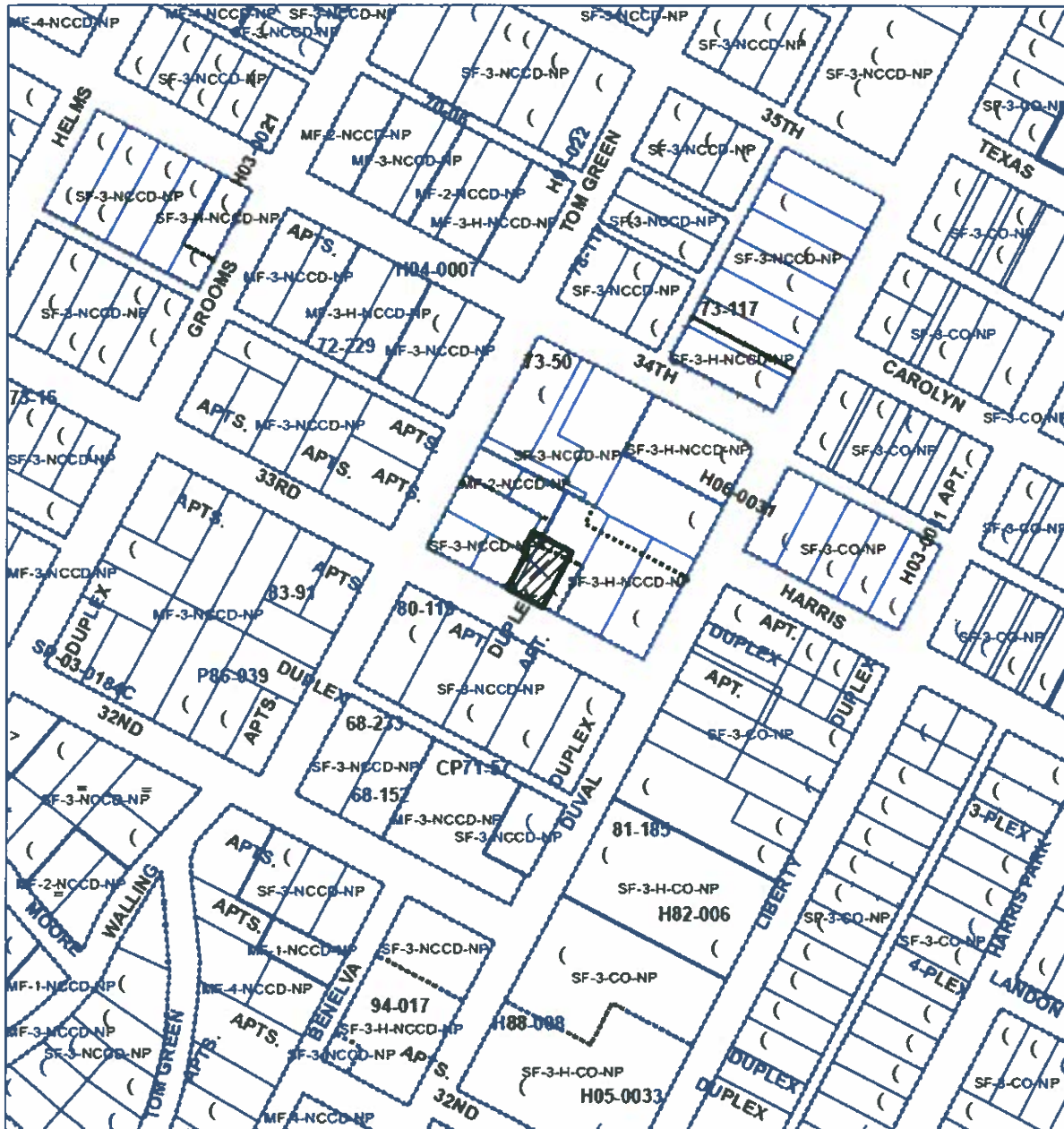
**DATE BUILT:** unknown – the house was moved to this site in 1945.

**ALTERATIONS/ADDITIONS:** Two rooms were added to the back of the house when it was moved to its current site in 1945, according to City building records.

**ORIGINAL OWNER(S):** Unknown.

**OTHER HISTORICAL DESIGNATIONS:** None.

# LOCATION MAP



## HISTORIC ZONING



 SUBJECT TRACT

 ZONING BOUNDARY

CASE#: C14H-2010-0016  
ADDRESS: 408 E 33RD ST  
GRID: J 24  
MANAGER: STEVE SADOWSKY



This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

**408 E. 33<sup>rd</sup> Street**  
**Date unknown – moved to this site in 1945.**



**OCCUPANCY HISTORY**  
**408 E. 33<sup>rd</sup> Street**

City Directory Research, Austin History Center  
By City Historic Preservation Office  
April, 2010

1992	John R. Boswell, renter Retired
1985-86	John R. Boswell, renter Retired
1980	John R. Boswell, renter Building services supervisor, University of Texas
1976	John R. Boswell, renter Building services supervisor, University of Texas
1972	John R. Boswell, renter Assistant supervisor, building services, University of Texas
1967	Vacant NOTE: John and Ida L. Boswell are also listed as living at 408 E. 33 <sup>rd</sup> Street; he was a building crew foreman at the University of Texas.
1963	John R. and Ida L. Boswell, renters Building crew foreman at the University of Texas.
1959	John R. and Ida L. Boswell, renters John: Foreman, University of Texas Ida: Waitress, White Pharmacy, 523 Congress Avenue

- 1954 Milburn and Katherine Sakewitz, renters  
Employed by Superior Dairies  
NOTE: John and Ida Boswell are listed as living at 909-B E. 37<sup>th</sup> Street; he was a building attendant at the University of Texas.
- 1952 John E. Rowland, renter  
U.S. Army  
NOTE: John E. Rowland is listed in the main directory as living at 910 E. 53<sup>rd</sup> Street.
- 1949 Robert N. and Hildegard Callan, renters  
Binder, A.C. Baldwin & Sons, bookbinders, 209 W. 8<sup>th</sup> Street.
- 1947 Robert H. and Hildegard Callan, renters  
Binder, A.C. Baldwin & Sons, bookbinders, 209 W. 8<sup>th</sup> Street.
- 1944-45 The address is not listed in the directory.  
NOTE: Robert N. and Hildegard Callan are listed as living at 1207 Alta Vista; he worked as a book-binder for A.C. Baldwin & Sons.
- NOTE: City building permit records indicate that the house was moved to this site in 1945.

Chas. L. Krueger 408 E. 33rd St.  
65 - 8 Pt. 2-3 -  
Grooms Addn.  
relocate res. on lot and add two rooms  
27563 8-27-45 \$1000.00  
Owner

4

Tap on lot

Permit to relocate the house (1945)

**WATER SERVICE PERMIT** No. 21304  
Austin, Texas

Received of JUDGE C. G. KRUEGER Date 9-18-45  
Address 408 E 33  
Amount TWO AND 50/100  
Plumber A. L. MARTIN Size of Tap 1/2"  
Date of Connection 11-7-45  
Size of Tap Made 2"  
Size Service Made 1 1/2"  
Size Main Tapped 2"  
From Front Prop. Line to Curb Cock 19'  
From W. Prop. Line to Curb Cock 8'  
Location of Meter 2-4-40  
Type of Box LOCK  
Depth of Main in St. 2'  
Depth of Service Line 2'  
From Curb Cock to Tap on Main 29'  
Checked by Engr. Dept. M. B. 29-21-46

No.	Fittings	Size
1	Curb Cock	2 1/2"
2	Elbow	2"
	St. Elbow	
	Bushing	
9	Reg. 1/4" coplin	
88	Pipe 1/4" x 1'	
1	Lead Comp. 1/4" cop	
1	Nipples 1/4"	
1	Union 1/4" cop pipe	
1	2" pipe	
1	Stop	
1	Box	
1	Lid	
	Valves	
	Job No. 11223501	
	Req. No.	

INDEXED

Water service permit (1945)

**SANITARY SEWER SERVICE PERMIT**  
Austin, Texas

No. 19567 *A*

9/18/1945

Received of \_\_\_\_\_ Date \_\_\_\_\_  
Address 408 E. 33rd. \_\_\_\_\_  
Amount \$ \_\_\_\_\_  
Builder or Owner \_\_\_\_\_ Plumber \_\_\_\_\_  
Lot of 2 & 3 Block B Subdivision Grooms Plat No. 65

Date of Connection 10/26/1945	No. Fittings 39' Pipe 4" Con 3.90 Pipe 4x4 Wyes .40 Bends Reducers Plugs Sed Gravel Remix Stoppers Castings Other 18 hrs. 10.08 Labor:
By City 4' E/WLL	
By Plumber	
Checked By	
Size Main _____ Depth 3'	
Main Assign. in the St.	
Stub Depth _____ Prop. Line 2'	
Stub Location A-464	
Book No.	
Paving Cut _____ No. _____	

Sewer service permit (1945)

### John Reginald Boswell

**John Reginald Boswell, 76, of Austin, died Friday, June 13, 1997.**

John was born to John Lee Boswell and Mamie Hobbs Boswell on October 19, 1920 in Lexington, Texas. He served in the United States Army Infantry during World War II. In 1945, he began his employment with the University of Texas and retired in 1981 after 33 years.

The family will receive friends at the funeral home on Sunday, June 15, 1997, from 7:00 until 9:00 p.m. Graveside funeral services will be held at 1:00 p.m. Monday, June 16, 1997 at Schulenburg City Cemetery, with Pastor Don Just of Messiah Lutheran Church officiating.

Survivors include his wife, Ernestine "Tina" Boswell; his sisters, Opal Tyler and Audrey Halliburton; his step-daughter; three step-grandchildren; one brother-in-law; two sisters-in-law; and numerous nieces and nephews.

Memorial contributions may be made in John's name to the charity of one's choice.

**Cook-Walden** 6100 North Lamar  
512/454-5611

Obituary of John Boswell  
Austin American-Statesman, June 15, 1997