

Zoning Ordinance Approval
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION



AGENDA ITEM NO.: 90
AGENDA DATE: Thu 12/15/2005
PAGE: 1 of 1

SUBJECT: C14H-04-0032 – Gordon and Margaret Catterall Mills House - Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 2524 Harris Boulevard from family residence (SF-3) district zoning to family residence-historic (SF-3-H) combining district zoning. First reading approved on December 1, 2005. Vote: 6-0, Council Member McCracken off the dais. Applicants: Bryan and Jenni Chester. City Staff: Steve Sadowsky, 974-6454.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

SECOND / THIRD READINGS SUMMARY SHEET

ZONING CASE NUMBER: C14H-04-0032 (Gordon and Margaret Catterall-Mills House, 2524 Harris Boulevard)

REQUEST:

Approve second / third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 2524 Harris Boulevard (Shoal Creek Watershed) from family residence (SF-3) district zoning to family residence – historic (SF-3-H) combining district zoning.

DEPARTMENT COMMENTS:

This was approved on first reading on December 1, 2005, but the ordinance was not yet ready due to the Historic Preservation Office staff's failure to deliver the request for the ordinance to the Law Department in a timely manner.

OWNER: Bryan and Jenni Chester

AGENT: None

APPLICANT: Bryan and Jenni Chester

DATE OF FIRST READING: December 1, 2005, approved SF-3-H combining district zoning on 1st Reading (6-0; McCracken off dais).

CITY COUNCIL HEARING DATE: December 15, 2005

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ASSIGNED STAFF: Steve Sadowsky
e-mail: steve.sadowsky@ci.austin.tx.us

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-04-0032

HLC DATE:

January 24, 2005

September 26, 2005

ZAP DATE:

November 15, 2005

AREA: 12,535 square feet

APPLICANT: Bryan and Jenni Chester, owners

HISTORIC NAME: Gordon and Margaret Catterall Mills House

WATERSHED: Shoal Creek

ADDRESS OF PROPOSED ZONING CHANGE: 2524 Harris Boulevard

ZONING FROM: SF-3

ZONING 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 for the property's significance in the areas of architecture and historical associations.

HISTORIC LANDMARK COMMISSION ACTION: **January 24, 2005:** Recommended historic zoning for the house with the condition that the case not move forward until the modern alterations to the appearance of the house have been reversed, specifically the French doors. Vote: 6-0-1 (West recused; Fowler absent). **September 26, 2005:** Recommended the proposed zoning change from single family residence (SF-3) district to single family residence - Historic (SF-3-H) combining district zoning now that the historic appearance of the house has been restored. Vote: 4-0-1 (West abstaining; Hansen and Limbacher absent).

ZONING AND PLATTING COMMISSION ACTION: Recommended the proposed zoning change from single family residence (SF-3) district to single family residence - Historic (SF-3-H) combining district zoning. Vote: 6-0-1 (Hawthorne off dais; Baker abstaining).

DEPARTMENT COMMENTS: The house has a Texas Historical Marker, and is contributing to the Old West Austin National Register Historic District. It is located outside of the scope of the Comprehensive Cultural Resources Survey (1984). The owners have restored the façade of the house by replacing the French doors with windows which match the original configuration.

CITY COUNCIL DATE: December 1, 2005

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: Pemberton Heights Neighborhood Association

BASIS FOR RECOMMENDATION:

The ca. 1937 house is over 50 years old, retains a high degree of architectural integrity, has a Texas Historical Marker, and is significant for its architecture and historical associations:

ARCHITECTURE

The ca. 1937 Gordon and Margaret Catterall Mills House embodies the elements of Colonial Revival architecture, very popular as a period style in the 1920s and 1930s. The Colonial Revival took eighteenth century American architecture as its archetype, and features a plain, symmetrical façade, central entry with sidelights, central front porch, side-gabled composition, and multiple-light windows, all of which are found on the Mills House.

The house was extensively remodeled in the 1970s, with the removal of the original front porch, replacement of the first story front windows with French doors, and construction of a full-width, full-height porch. The new porch comports with the elements of Colonial Revival styling; the French doors do not. The current owners have replaced the French doors with windows matching the size and configuration of the originals.

The Mills constructed a bomb shelter on the property in 1961.

HISTORICAL ASSOCIATIONS

The Mills House is located in Pemberton Heights, a 1920s suburb, which opened for development after the completion of the 24th Street bridge across Shoal Creek. Noted for its attention to the goals of the City Beautiful movement, Pemberton Heights contains curving streets, small green areas, and architect-designed houses. Pemberton Heights was one of the first “automobile” suburbs of Austin – when automobiles became commonplace, many people moved out of the congested urban core to suburban areas. Ownership of an automobile and the development of suburbs like Pemberton Heights changed the face of the city. No longer did people have to live within walking- or public transportation distance from their workplace – the automobile allowed them the freedom to move further out from the urban core. The developers of Pemberton Heights designed this suburb to make it attractive to middle-class home-buyers who could afford an automobile. Deed restrictions in Pemberton specified the minimum cost for a house in the neighborhood, ensuring consistency in the type and size house which could be built, and protected its exclusively residential character by prohibiting businesses in contrast to older areas of the city where businesses and residences intermingled.

The house was purchased by Fred Catterall shortly before its completion in 1937 for his daughter and son-in-law, **Gordon and Margaret Catterall Mills**. Gordon Mills, born in Maine, moved to Austin in 1935 to become the vice president and general manager of his father-in-law’s business, **Walker’s Austex Chili**, which helped introduce and popularize Mexican food throughout the country. T.B. Walker, a wholesale grocer who also canned chili con carne, started the company around the turn of the 20th century. Walker’s business failed in 1913, and the company was purchased by Catterall, who changed the name to Walker’s Austex Chili Company in 1932. Under Gordon Mills’ leadership, the company became the largest producer of canned chili con carne and tamales in the country. During World War II, Mills contracted with the government to provide rations for the military. He also organized the fund drive to establish the Austin and Travis County Animal Shelter.

PARCEL NO.: 01160013040000

DEED RECORD: Docket No. 1999130165

LEGAL DESCRIPTION: Lot 6, and the South 40 feet of Lot 5, and the North 10 feet of Lot 7, Block 8, Pemberton Heights, Section 2.

ANNUAL CITY TAX ABATEMENT: \$2,000 (50% of estimated city taxes is \$1,823).

APPRAISED VALUE: \$739,932

PRESENT USE: Residence

CONSTRUCTION/DESCRIPTION: Two-story rectangular-plan side-gabled Colonial Revival-styled frame house with full-width, full-height front porch on plain square wood posts, central entry with sidelights, and multiple light fenestration.

CONDITION: Excellent.

PRESENT OWNER

Bryan and Jenni Chester
2524 Harris Boulevard
Austin, Texas 78703

DATE BUILT: ca. 1937




ALTERATIONS/ADDITIONS: Extensive modification of the façade in 1970s including the removal of the original front porch and first-floor windows and replacement with a full-width, full-height porch and French doors in place of the windows; ca. 1958 addition by Mills family; enclosure of side porch at unknown date; construction of solarium and additions to rear, ca. 2000 by present owners. The present owners removed the 1970s siding from the house and restored the original redwood siding. The owners have also now replaced the French doors with windows matching the originals in size and configuration.

ORIGINAL OWNER(S): Fred Catterall (1937)

OTHER HISTORICAL DESIGNATIONS:

The house has a subject marker from the Texas Historical Commission (2004) recognizing its association with Gordon Mills. It is contributing to the Old West Austin National Register Historic District, but outside the bounds of the Comprehensive Cultural Resources Survey (1984).



	<p>SUBJECT TRACT </p> <p>PENDING CASE </p> <p>ZONING BOUNDARY </p> <p>CASE MGR: S. SADOWSKY</p>	<p>HISTORIC ZONING</p> <p>CASE #: C14H-04-0032</p> <p>ADDRESS: 2524 HARRIS BLVD</p> <p>SUBJECT AREA (acres): N/A</p>		<p>CITY GRID REFERENCE NUMBER</p> <p>H24</p>
		DATE: 05-01		
		INTLS: SM		

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

NO 118292

ACCOUNT NUMBER: 01-1600-1304-0000

PROPERTY OWNER:

CHESTER BRYAN A &
JENNIFER R DICKERSON
2524 HARRIS BLVD
AUSTIN, TX 78703-2408

PROPERTY DESCRIPTION:

LOT 6 * & S 40 FT OF
LOT 5 * & N 10 FT OF
LOT 7 BLK 8
PEMBERTON HEIGHTS SEC 2

ACRES 0.000 MIN% .00000 TYPE

SITUS INFORMATION: 002524 HARRIS BV 00000

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
2004	AUSTIN ISD	11,765.65
	CITY OF AUSTIN (TRAV)	3,277.90
	TRAVIS COUNTY	2,883.96
	HOSPITAL DISTRICT	461.13
	ACC (TRAVIS)	659.28
TOTAL SEQUENCE 0		19,047.92
TOTAL TAX:		19,047.92
UNPAID FEES:		* NONE *
INTEREST ON FEES:		* NONE *
COMMISSION:		* NONE *
TOTAL DUE ==>		19,047.92

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2004 EXCEPT FOR UNPAID YEARS LISTED ABOVE.

\$.00

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 11/18/2004

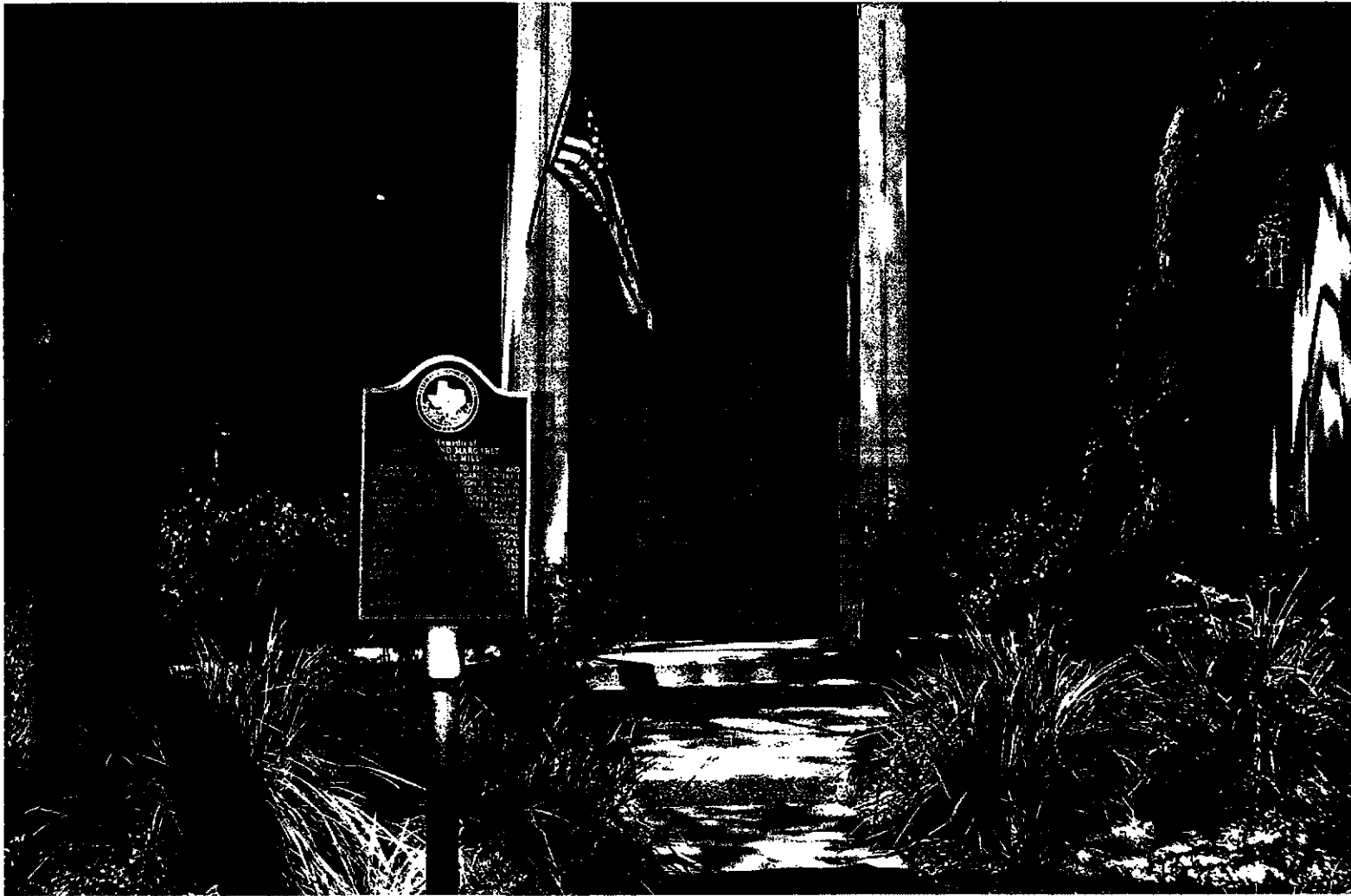
Fee Paid: \$10.00

Nelda Wells Spears
Tax Assessor-Collector

By: 



*after restoration of windows
2005*



*after restoration of windows
2005*

Minutes

B. Public Hearing To Discuss And Take Action On Historic Zoning Cases

4. C14H-04-0032 – Gordon and Margaret Catterall Mills House
2524 Harris Boulevard
Owner's application for historic zoning
Owner: Bryan and Jenni Chester
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

COMMISSION ACTION: HANSEN/MATHER

MOTION: RECOMMEND A ZONING CHANGE, FROM FAMILY RESIDENCE (SF-3) DISTRICT TO FAMILY RESIDENCE - HISTORIC (SF-3-H) COMBINING DISTRICT ZONING BASED UPON ITS AGE, AND ITS ARCHITECTURAL AND HISTORICAL ASSOCIATIONS WITH THE CONDITION THAT THE CASE NOT MOVE FORWARD UNTIL A CERTIFICATE OF APPROPRIATENESS APPLICATION HAS BEEN FILED TO REVERSE MODERN CHANGES TO THE FAÇADE, SPECIFICALLY TO REPLACE THE FRENCH DOORS WITH WINDOWS.

AYES: BUNTON, HANSEN, LAKY, LEARY, LIMBACHER, AND MATHER

RECUSED: WEST

ABSENT: FOWLER

MOTION CARRIED BY A VOTE OF 6-0-1

A. APPLICATION FOR HISTORIC ZONING

PROJECT INFORMATION:

DEPARTMENTAL USE ONLY	
APPLICATION DATE: <u>12/1/79</u>	FILE NUMBER(S) <u>1-1471-01</u>
TENTATIVE HLC DATE: _____	
TENTATIVE PC or ZAP DATE: _____	
TENTATIVE CC DATE: _____	
CASE MANAGER <u>STON</u>	CITY INITIATED YES/NO _____
APPLICATION ACCEPTED BY _____	ROLLBACK YES/NO _____

BASIC PROJECT DATA:

1. OWNER'S NAME: Bryan AND Jenni Chester

2. PROJECT NAME: GORDON AND MARGARET CATTERALL MILLS HOUSE

3. PROJECT STREET ADDRESS (or Range): 2524 HARVEY BLVD

ZIP 78703 COUNTY: TRAVIS

IF PROJECT ADDRESS CANNOT BE DEFINED ABOVE:
LOCATED _____ FRONTAGE FEET ALONG THE N. S. E. W. (CIRCLE ONE) SIDE OF
_____ (ROAD NAME PROPERTY FRONTS ONTO), WHICH IS
APPROXIMATELY _____ DISTANCE FROM ITS
INTERSECTION WITH _____ CROSS STREET.

AREA TO BE REZONED:

4. ACRES 7/- 32 (OR) SQ.FT. 7/- 14,000

5. ZONING AND LAND USE INFORMATION:

EXISTING ZONING	EXISTING USE	TRACT# (IF MORE THAN 1)	ACRES / SQ. FT.	PROPOSED USE	PROPOSED ZONING
<u>SP-3</u>	<u>Residence</u>	<u>LOT 6 & S 40' OF</u>	<u>32 / 14,000</u>	<u>Residence</u>	<u>SP-3-H</u>
<u> </u>	<u> </u>	<u>LOT 5 + N 10' OF</u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u>LOT 7 BULK</u>	<u> </u>	<u> </u>	<u> </u>

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: _____

LOT 1 540 FT OF
LOT 2 1010 FT OF
LOT 7 BUK 8

PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):

10a. SUBDIVISION REFERENCE: Name: Pemberton Heights
Block(s) SECTION 2 Lot(s) _____ Outlot(s) _____
Plat Book: VOLUME 3 Page _____
Number: 223
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: 1 PAGE: _____ TAX PARCEL I.D. NO. 01160013040000

Instrument # 1999130165

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: [Signature] NAME: Bryan + Jenna Chester
FIRM NAME: NA TELEPHONE NUMBER: 512-632-4708
STREET ADDRESS: 2524 ANNIS BLVD
CITY: AUSTIN STATE: _____ ZIP CODE: 78703
EMAIL ADDRESS: bryan-chester@aol.com

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.

Signature

Date

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.

Signature

Date

Name (Typed or Printed)

Firm (If applicable)

E. ACKNOWLEDGMENT FORM

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

I, BRYAN CLASTER 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

2524 HARRIS BLVD
(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 it. 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.


(Applicant's signature)

11.15.04
(Date)

F. 1: Historical Documentation - Deed Chronology

Deed Research for (fill in address) 2524 Harris Blvd

List Deeds chronologically, beginning with earliest transaction first and proceeding through present ownership. The first transaction listed should date at least back to when the original builder of any historic structures on the site first acquired the property (i.e., should pre-date the construction of any buildings/structures on the site). Please use the format delineated below.

For each transaction please include: name of Grantor/Grantee, date of transaction, legal description involved, price, and volume/page number of deed records. If there is a mechanic's lien please copy the entire document.

Example:

Transaction

Vol./Page

John Doe to Mary Smith,
Lots 1-3, Block B, Driving Park Addition
March 13, 1882
\$2500

Vol. 52, pp. 22-60

Mary Smith, estate, to Ingrid Jones
Lots 1-2, Block B, Driving Park Addition
January 12, 1903

Vol. 409, pp. 552-554

(Continue through the present) Vol.

	Vol	Pages
S. W. Fisher 4/26/1927 (LOT)		
Josephine L. Fisher	506,	pp. 36-47
WARWICK FIELD 5/18/1934 (LOT)	507,	pp 372-377
Pemberton Heights Co. 8/18/1934 (LOT)	529,	pp 620
W.L. Bradford (off 127.18) 9/9/1935 (LOT)	529,	pp. 276-277
10A Stricker 8/22/1935 "	568,	315-316
CL SMITH (\$1500) 1/30/1937	573,	pp 548-549
FRED W. Cuthrell (\$3536.51) 11/20/1937	630,	pp 320-321
MARGARET MILES (Gordon 12/29/1939		
Richard (love and affectu)		
-Dottie Bue		
. Joseph + Connie Mendenhall 6/29/1976	5493,	pp 986
Bryan + Jenni Chesh 10/20/1999	1999/30/65	Instrument #

F. 2: Historical Documentation - Occupancy History

Occupancy Research for (fill in address) 2524 Harris Blvd

Using City Directories available at the Austin History Center or other information available, please provide a chronology of all occupants of the property from its construction to the present. For commercial property, please provide residential information on business owner as well.

Year	Occupant Name and Reference	Source
1872-1873	A.S. Roberts, Dry Goods and general groceries provisions, City Directories e s Congress b Hickory and Ash Streets A.S. Roberts (Ada), Roberts Dry Goods, r. 610 W. 12 th Street, 2.	
1877-78	Jones, David W., Wholesale Furniture dealer and carpets, 806 Congress Avenue Jones, David W. (Martha), Furniture Dealer, r. 312 W. 5 th Street, 4.	City Directories

(Continue through the present)

1937	Fred Catterall, Banking Executive in Galveston Texas	
1937	Gordon and Margaret Catterall miles, VP Auster chili Richardson	
1965?	Dottie Baile, Antique Dealer in Austin, Texas	
1976	Joseph + Connie Maverick, Former military personnel, Retired	
2000-present	Dylan + Jenni Clester, Sales and Marketing Executive at Dell Computers, member of the Pemberton Neighbors Association Board of Directors	

C. L. Smith

2524 Harris Blvd.
6 & N.10' of 7 & S.40'
8 of 5

157

Pemberton Hgts.

2-story frame res. & box gar.

196N - 7-18-37

6

Gordon E. Mills

2524 Harris E. 8.

159 6 & S. 40' of 5

8

Pemberton Hts. #2

Frame addition to residence.

70639

10/13/58

5000.00

Thomas Brothers

3 &
move 1

BEDROOM BATH DINNING & EXTEND KITCHEN

Frm Addn to Residence 3-15-72
Permit No. 128271
Est Cost 1,800.00 324 sq ft

Gordon Mills

2524 Harris Blvd.

159 6 & South 40' of 5

8

Pemberton Heights # 2

Fallout Shelter

81734 10-27-61

800.00

M. J. Schreffler

FALLOUT SHELTER



CITY OF AUSTIN - PROJECT PERMIT

Printed: 20 January 2005

PERMIT NO.
00018437STATUS
ACTIVETYPE
RADDRESS
2524 HARRIS BLVDDATE
24-OCT-00

SUBDIVISION PEMBERTON HEIGHTS SECTION 2						PERMIT CLERK VOLPE, M													
PLAT 159		BLOCK 8		LOT LT6&S40' OF LT5&N10' OF LT7				GRID MH24											
ZONE SF-3		HT. & AREA		REQD.		PARKING PROVD.		PROPOSED OCCUPANCY ADD 1ST FLR SOLARIUM, COV'D/UNCOV'D PATIOS, ENLARGE 2ND FLR MASTER BEDROOM & REMODEL 2ND FLR BATHROOM											
SPECIAL PERMIT NO.				TOTAL SQ. FT. 589		VALUATION \$50,000		TYPE CONST.		USE. CAT. R4-0		GROUP		FLOORS 2		BLDGS 1		UNITS	
WORK PERMITTED ADDITION REMODEL						BASEMENT N		BUILDING DIMENSIONS						MIN. STD. N		ONR N			

C O N T R A C T O R S	OWNER/CONTR.	BRYAN CHESTER	PHONE 474-2995	FEE	PAID DATE	REQUIRED INSPECTIONS BUILDING MECHANICAL ELECTRIC PLUMBING
	BUILDING	WILMINGTON-GORDON, INC	454-7070	\$146	10/24/2000	
	ELECTRICAL	ROGER A VAUGHAN		\$76	01/09/2001	
	MECHANICAL	THOMAS A EHRLICH		\$70	01/09/2001	
	PLUMBING	ALFRED EDWARD VINLOVE		\$70	01/08/2001	
	SIDEWALK/DRIVE					
	SIGN					
	ROOF / SIDE					
	ELEC SERVICE FEE					
	PLAN CHECK FEE					
			ETJ FEE	TOTAL FEE \$362	TOTAL PAID \$362	

C.O. MAILING ADDRESS

Approval of the final plumbing inspection, if required, serves as completion and approval of a customer service inspection, as required by 30 T.A.C. 29.46 (j).

REMARKS: IC-4127=30%

BY TAKING AND/OR PAYING FOR THIS PERMIT APPLICATION, YOU ARE DECLARING YOU ARE THE OWNER OR HAVE BEEN AUTHORIZED BY THE OWNER OR OWNERS TO SUBMIT THIS APPLICATION, THAT THE GIVEN DATA ARE TRUE FACTS AND THAT THE WORK WILL CONFORM TO THE PLANS AND SPECIFICATIONS SUBMITTED HERewith:

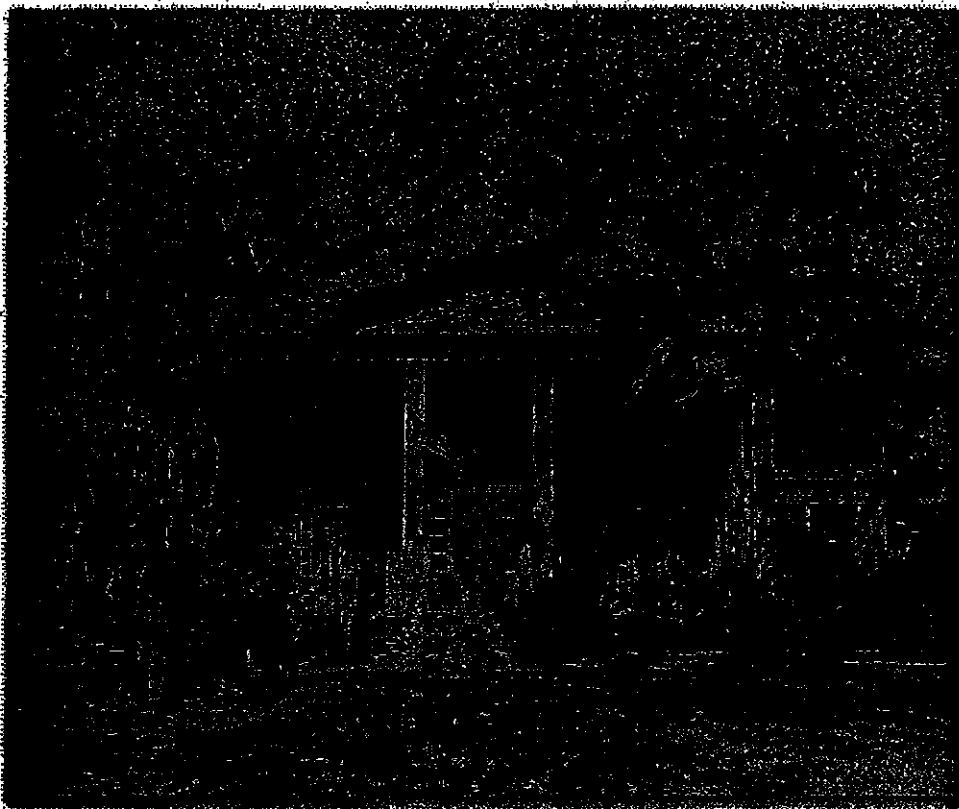
THIS IS A RECEIPT OF PAYMENT FOR FEE OR FEES AS MARKED PAID.

TO SCHEDULE AN INSPECTION, CALL 480-0623.

The Pemberton Journal

NEWSLETTER OF THE PEMBERTON HEIGHTS NEIGHBORHOOD ASSOCIATION

SUMMER 2004



THE CATERALL MILLS HOUSE

Bryan and Jenni Chester have always loved history and old houses. In 1999, when they bought the house at 2524 Harris Boulevard, they knew from the start they were going to restore it back to its original 1937 condition.

Their research began at the Austin History Center. They were able to find old photographs of the house and contact family members of the original owners. With the help of local architect Nick Deaver, who specializes in old home restoration, the house now looks very much like it did close to 70 years ago.

The Catterall Mills House is an Early American Georgian Revival. It is a plain, symmetrical, wood frame structure covered with red wood siding. The design is derived from the Early Georgian house (1700-1800). Identified with American Independence, this type of house was made popular by George Washington's Mount Vernon.

The house has some unusual architectural features including a bomb shelter in the backyard built during the Cold War with Russia. The second owner, Dottie Bull added an Italian marble fireplace, stained glass windows and front doors from a church in Bastrop, and tin ceiling tiles in the living room. She

continued on page 2

NEIGHBORHOOD MEETING

Saturday August 28th

Howson Library

2500 Exposition Blvd., 1-3pm

**1-2pm - Light Rail and
Commuter Rail - How will it
affect Pemberton Heights?**
Presentation by Capital Metro

**2-3pm - Revised Local Historic
District Ordinance - How will it
affect Pemberton Heights?**
Presentation by Laurie Limbacher
and John Donisi

Please email blbliss@austin.rr.com
if you plan to attend.

FALL IS JUST AROUND THE CORNER

Mark your calendars for the Annual Fall Picnic and make a note of the new date - October 24. We will have our usual fun children's activities along with some interesting information tables. Kathy Shay from the City of Austin will have an information table on the Howson Library re-landscaping project which includes ecologically-friendly and low-water using landscaping techniques.

Later this Winter, plans are being made to offer carriage rides through the neighborhood to view the holiday lights. There will be hot chocolate and wassail available along the way. So, plan ahead to put up an extra string of lights so the neighborhood will look especially festive.

continued from page 1

also added the front porch and columns and replaced all of the front first floor windows with french doors. She covered the horizontal red wood siding with vertical cedar siding.

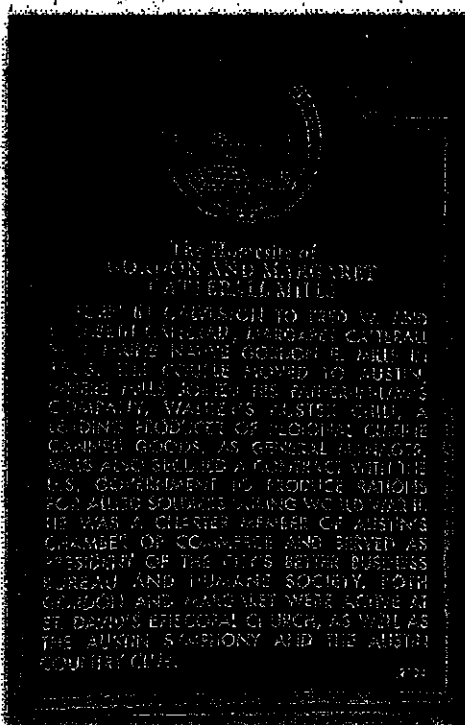
Bryan and Jenni restored many of the original features of the home including the horizontal redwood siding and the original oak floors.

While researching their home, the Chesters discovered that the first owners, Gordon E. Mills and Margaret Catterall Mills were very prominent Austinites throughout the mid 1900's.

Gordon Eldridge Mills was born in Maine in the early 1900's. He was an orphan raised by his siblings and educated at Rutgers University in New Jersey. He married Margaret in 1933 and they moved to Austin in 1935 so he could go to work for his father-in-law at the Walker Austex Chili Company. It was there that Gordon distinguished himself as a key business and civic leader. His 20 year tenure at Austex included Vice President and General Manager.

Many of you may have never heard of Austex Chili, but in the 1930's there were 3 major businesses in Austin - the University, the Government, and Austex Chili. Located at 310 San Antonio, it was the largest factory of its kind in the United States. It played a dominant role in popularizing Mexican style foods throughout the country. During World War II, Gordon was instrumental in negotiating a contract to provide C-Rations (Army) and K- Rations (Navy) for our troops.

Gordon Mills wanted Austin to be able to compete with the other cities in Texas not only on a business level but on a cultural one. He and his



wife Margaret were very involved in the Austin Symphony, the local art scene, the Austin Country Club and the Men's and Women's Golf Association. Gordon was a charter member of the Chamber of Commerce and the Better Business Bureau.

One of Gordon Mills most notable achievements was his involvement in the creation of the Austin Humane Society. He organized the drive that raised the funds to build the Austin and Travis County Animal Shelter at its current location by the old Missouri Pacific Depot and served as the General Manager. Margaret shared her husbands love for animals and they were known to adopt many strays themselves.

Margaret Catterall was born in Galveston, the youngest of the five children of Fred W. and Elizabeth Catterall. In 1928 she received a Bachelor of Arts degree from Columbia University in New York. She was one of the first women to attend.

During World War II, Margaret was very active at the Red Cross, folding

bags and parachutes. She was instrumental in the installation of Austin's current Civil Defense warning system. Austin was thought to be a prime target for a Russian nuclear strike as Bergstrom housed the B-52s. Margaret had a bomb shelter built in her backyard as a few other Pemberton residents did. After the war she planted a victory garden in the back of the house. She was a patriot through and through.

Gordon and Margaret hob-knobbed with Austin's social elite at the Austin Country Club back in the fifties and sixties. Their company included the likes of Lyndon Johnson, Ralph Yarborough, Allan Shivers, John Connally and J. C. Penney to name but a few. Gordon served as president of the ACC in the early fifties and it was there that he and his wife chaired numerous fund raisers, benefits, and roasts. Margaret passed away in 1965 and Gordon followed her in 1972.



STOP SIGNS ON HARRIS

During recent meetings of the PHNA, traffic concerns on Harris Boulevard were a much discussed topic. One possible solution mentioned was the installation of stop signs at key intersections along Harris Boulevard. We would like to know how you feel about this solution. Please email your opinions to blbliss@austin.tx.com.



Texas Historical Marker Dedication

The Homesite of GORDON AND MARGARET CATTERALL MILLS

2524 Harris Boulevard
Austin, Texas

Friday
May 21, 2004
10:30 am

The Homesite of GORDON AND MARGARET CATTERALL MILLS

BORN IN GALVESTON TO FRED W. AND ELIZABETH CATTERALL, MARGARET CATTERALL WED MAINE NATIVE GORDON E. MILLS IN 1933. THE COUPLE MOVED TO AUSTIN, WHERE MILLS JOINED HIS FATHER-IN-LAW'S COMPANY, WALKER'S AUSTEX CHILI, A LEADING PRODUCER OF REGIONAL CUISINE CANNED GOODS. AS GENERAL MANAGER, MILLS ALSO SECURED A CONTRACT WITH THE U.S. GOVERNMENT TO PRODUCE RATIONS FOR ALLIED SOLDIERS DURING WORLD WAR II. HE WAS A CHARTER MEMBER OF AUSTIN'S CHAMBER OF COMMERCE AND SERVED AS PRESIDENT OF THE CITY'S BETTER BUSINESS BUREAU AND HUMANE SOCIETY. BOTH GORDON AND MARGARET WERE ACTIVE AT ST. DAVID'S EPISCOPAL CHURCH, AS WELL AS THE AUSTIN SYMPHONY AND THE AUSTIN COUNTRY CLUB.
(2004)

Welcome	Bryan and Jenni Chester
Greetings	Barbara Hankins, Chair Travis Co. Historical Commission
Comments from current owners	Bryan and Jenni Chester
Introduction of CATTERALL MILLS FAMILY	Bryan and Jenni Chester
Memories of the past	Family members
Dedication of Marker	Barbara Hankins
Unveiling of marker	June Fenner and Ann Weaver
Reading of marker text	June Fenner and Ann Weaver
Closing	

Guests are invited for light refreshments following the ceremony.



The home of Walker's Austex products in Austin, Texas, is a modern, well-equipped cannery.

Walker's Austex Company . . .

Expert In Mexican Food

**Aggressive Administration Plus Processing Know-how Have
Built Texas Concern Into A Leader In Its Field.**

Walker's Austex Chili Company, a proud old firm that is as "Texas as Texas itself," has played a dominant role in popularizing Mexican-type foods in the United States. And in the process, it has become the nation's largest canner of these tasty, tummy foods.

Located in Austin, Texas, Walker's Austex' two efficient and highly refined production lines turn out more than 100,000 cans of Mexican-type foods daily.

These fine foods, distributed under the colorful Austex label, have primary distribution in a portion of the United States that includes the Southwest, West, South, Southeast, and the Great Lakes regions. "We used to brag that we had national distribution," says congenial, Fred W. Catterall Jr., company president. "But now, because of the high freight rates involved in national distribution, we'd rather make money than brag." Current sales emphasis is on what Mr. Catterall refers to as "high-acceptance areas."

Nevertheless, it's safe to say that Walker's Austex foods have at least a nodding acquaintance wherever highly seasoned delicacies having that "South of the Border" quality are eaten and enjoyed.

Although the company today is well-managed and flourishing, with a future that never looked brighter, the road hasn't always been so smooth.

It was started soon after the turn of the century by T. B. Walker and his three sons, who owned a wholesale grocery company and canned chili con carne as a sideline. In the first decade of the new century, T. B. Walker expanded in many directions; so many, in fact, that he failed in 1919 and the lending banks took over.

That year a salvaging association was formed, the Walker Properties Association, with Fred Catterall Sr., heading it, and W. F. Gohlke as general manager. In the following 20 years the combination of Catterall-Gohlke successfully operated the association, rejuvenating many of the activities to a sound and profitable basis, then selling them. Part of the profits were used to liquidate existing indebtedness, and part were used to develop more fully the canned Mexican food business, an enterprise thought by Catterall and Gohlke to hold great promise. Subsequent events proved the wisdom of their thoughts.

Company Organization

In 1932, the present-day corporation, Walker's Austex Chili Company (Austex from Austin and Texas) was formed, with Mr. Catterall, Sr., as president and Mr. Gohlke as vice president and general manager.

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.ci.austin.tx.us/development

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14H-04-0032

Contact: Steve Sadowsky, (512) 974-6454

Public Hearing:

September 26, 2005 Historic Landmark Commission

☒ I am in favor
☐ I object

Laura Lee
Your Name (please print)

2514 Jarratt Avenue
Your address(es) affected by this application

[Signature]
Signature

9-20-05
Date

Comments:

I am very in favor of any
type of historical designation
that would prohibit the
demolition of older homes in
our area. Further, I would be
in favor of the designations
being based more on the
structure than just the sign of
the former owners/architects

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Steve Sadowsky

P. O. Box 1088

Austin, TX 78767-8810

Thank
You!
TO NOTE: I am
appalled at the
demo on Gaston &

Mr. Callum

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY GENERALLY KNOWN AS THE CATTERALL-MILLS HOUSE LOCATED AT 2524 HARRIS BOULEVARD FROM FAMILY RESIDENCE (SF-3) DISTRICT TO FAMILY RESIDENCE-HISTORIC (SF-3-H) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from family residence (SF-3) district to family residence-historic (SF-3-H) combining district on the property described in Zoning Case No.C14H-05-0032, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 6, and the south 40 feet of Lot 5, and the north 10 feet of Lot 7, Block 8, Pemberton Heights, Section 2 Subdivision, a subdivision in the City of Austin, according to the map or plat of record in Book 3, Page 223, of the Plat Records of Travis County, Texas,

generally known as the Catterall-Mills House, locally known as 2524 Harris Boulevard, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. This ordinance takes effect on _____, 2005.

PASSED AND APPROVED

_____, 2005 §
§
§

Will Wynn
Mayor

APPROVED:

David Allan Smith
City Attorney

ATTEST:

Shirley A. Brown
City Clerk



 1" = 200'	SUBJECT TRACT 	HISTORIC ZONING <i>EXHIBIT A</i>		CITY GRID REFERENCE NUMBER H24
	PENDING CASE 	CASE #: C14H-04-0032		
	ZONING BOUNDARY 	ADDRESS: 2524 HARRIS BLVD		
	CASE MGR: S. SADOWSKY	DATE: 05-01		
SUBJECT AREA (acres): N/A		INTLS: SM		