

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2010-0016

HLC DATE:

April 26, 2010

May 24, 2010

PC DATE:

July 13, 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:

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

CITY COUNCIL DATE:

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

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. 38th 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: None apparent.

ORIGINAL OWNER(S): Unknown.

OTHER HISTORICAL DESIGNATIONS: None.

LOCATION MAP



HISTORIC ZONING

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 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. 33rd Street

Date unknown – moved to this site in 1945.



OCCUPANCY HISTORY

408 E. 33rd 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 rd 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. 37th 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. 53rd Street.

1949 Robert N. and Hildegard Callan, renters
Binder, A.C. Baldwin & Sons, bookbinders, 209 W. 8th Street.

1947 Robert H. and Hildegard Callan, renters
Binder, A.C. Baldwin & Sons, bookbinders, 209 W. 8th 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)

CHANGED TO 6" MAIN & RUN/W
30' (2" COP) ON E-23707

WATER SERVICE PERMIT		Nº 21304	
Austin, Texas		Date 9-18-45	
Received of	JUDGE C. G. KRUEGER	Date 9-18-45	
Address	408 E 33	Amount TWO AND 50/100 \$2.50	
Plumber	A. L. MARTIN	Size of Tap 1/2"	
Date of Connection	11-7-45	Size of Tap Made 24	
Size of Tap Made	24	Size Service Made 14	
Size Main Tapped	20	From Front Prop. Line to Curb Cock 13'	
From Front Prop. Line to Curb Cock	13'	From W. Prop. Line to Curb Cock 8'	
Location of Meter	CURB	Type of Box LOCK	
Type of Box	LOCK	Depth of Main in St. 2'	
Depth of Main in St.	2'	Depth of Service Line 2'	
Depth of Service Line	2'	From Curb Cock to Tap on Main 23'	
From Curb Cock to Tap on Main	23'	Checked by Engr. Dept. M.B. 29-21-46	

No.	Fittings	Size
1	Curb Cock	5/8"
2	Elbow	2"
1	St. Elbow	
1	Bushing	
9	Reducers	24" COP LIN
26	Pipe	24" 3/4" 1"
1	Lead Comp.	34" COP P
1	Nipples	24" X 3"
1	Union	34" COP P
1	Plug	24" X 1/2" COP LIN
1	Tee	2 1/2"
1	Stop	2" 1/2"
1	Box	12" X 12"
1	Lid	
1	Valves	
1	Joh. No.	11529501
1	Reg. No.	1. BENXEN

INDEXED

Water service permit (1945)

SANITARY SEWER SERVICE PERMIT
Austin, Texas

No. 19567 *A*

Received of _____ Date 9/18/1945
Address 408 E. 33rd.
Amount _____ \$ _____
Builder or Owner _____ Plumber _____
Lot of 2 & 3 Block 8 Subdivision Grooms Plat No. 65

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