

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2010-0028**HLC DATE:**May 24, 2010
June 28, 2010
July 26, 2010**PC DATE:****APPLICANT:** Historic Landmark Commission**HISTORIC NAME:** Eugene and Lois Sanders House**WATERSHED:** Town Lake**ADDRESS OF PROPOSED ZONING CHANGE:** 1608 Travis Heights Boulevard**ZONING FROM:** SF-3-NP to SF-3-H-NP**SUMMARY STAFF RECOMMENDATION:** Staff **does not** recommend the proposed zoning change from family residence-neighborhood plan (SF-3-NP) combining district to family residence – historic landmark – neighborhood plan (SF-3-H-NP) combining district zoning.**QUALIFICATIONS FOR LANDMARK DESIGNATION:**

Staff does not believe that the Eugene and Lois Sanders House meets the criteria for individual designation. The house was illegally partially demolished by a prior owner under a remodel permit; all that remains are the front and side walls of the house, and even these do not contain any windows or doors. The house was a Tudor Revival style house, typical for Travis Heights, and particularly Travis Heights Boulevard, but lacks the requisite historical significance to warrant individual designation.

HISTORIC LANDMARK COMMISSION ACTION: **May 24, 2010:** Postponed the case to June 28, 2010 to allow the applicant to meet with the neighborhood association and to gather more information about the condition of the existing structure. **June 28, 2010:** Initiated the historic zoning case. Vote: 6-0 (Rosato ill).

PLANNING COMMISSION ACTION:

DEPARTMENT COMMENTS: The house is beyond the bounds of the Comprehensive Cultural Resources Survey (1984). **The applicant has reconsidered his plans for the house and is now proposing to build a Tudor Revival-styled house using much of the existing front wall in the design (see backup).**

CITY COUNCIL DATE:**ACTION:****ORDINANCE READINGS:** 1ST 2ND 3RD**ORDINANCE NUMBER:****CASE MANAGER:** Steve Sadowsky**PHONE:** 974-6454**NEIGHBORHOOD ORGANIZATION:** South River City Neighborhood Association**BASIS FOR RECOMMENDATION:****Architecture:**

One-and-a-half story irregular-plan cross-gabled brick Tudor Revival-styled house with a round-arched recessed entry set into a gablet, and a prominent chamfered brick chimney on

the front of the house. The windows, a portion of the back roof, and the back wall of the house have been removed.

Historical Associations:

The house was built in 1930 for Eugene and Lois Sanders. According to his 1974 obituary, Eugene Sanders apparently moved to Austin around 1928; by 1930, he was working for the Secretary of State's office. The 1930 U.S. Census report indicates that he was the fire chief at the General Land Office, and he served as the assistant or full fire marshal for the State Board of Insurance Commissioners from the early 1930s through the mid-1960s, when he retired and entered a private law practice in Austin with his son. Both Eugene and Lois Sanders were born in Texas, and married around 1929. In 1930, Eugene Sanders was 25, and Lois Sanders was 29. Earlier census records indicate that Eugene Sanders was living as a lodger in the home of William and Mae Allen in Hearne, Texas in 1920 – Allen was a dry goods merchant and Sanders worked as the manager of an auto-related business. The 1910 U.S. Census shows Eugene Sanders as the 15-year old son of William and Lena Sanders, farmers in Kent County, Texas.

After Eugene's death in 1974, his widow Lois continued to live in the house until close to her death in 1987. Lois Sanders was a native of Austin, attended Austin public schools, and was a kindergarten teacher when she married Eugene. Eugene had rented a place on 11th Street prior to their marriage, then moved to a rented house at 403 W. 13th Street when he and Lois married in 1929. They moved into this house in 1930 and lived here the rest of their lives.

PARCEL NO.: 03020310050000

LEGAL DESCRIPTION: The North 35 feet of Lot 2 and the South 25 feet of Lot 3, Block 23, Travis Heights.

ESTIMATED ANNUAL TAX ABATEMENT: \$2,532 (owner-occupied); city portion: \$694.

APPRAISED VALUE: \$264,635

PRESENT USE: Vacant

CONDITION: Poor

PRESENT OWNERS:

Hallberg Custom Homes
8804 N. Madrone Trail
Austin, Texas 78737

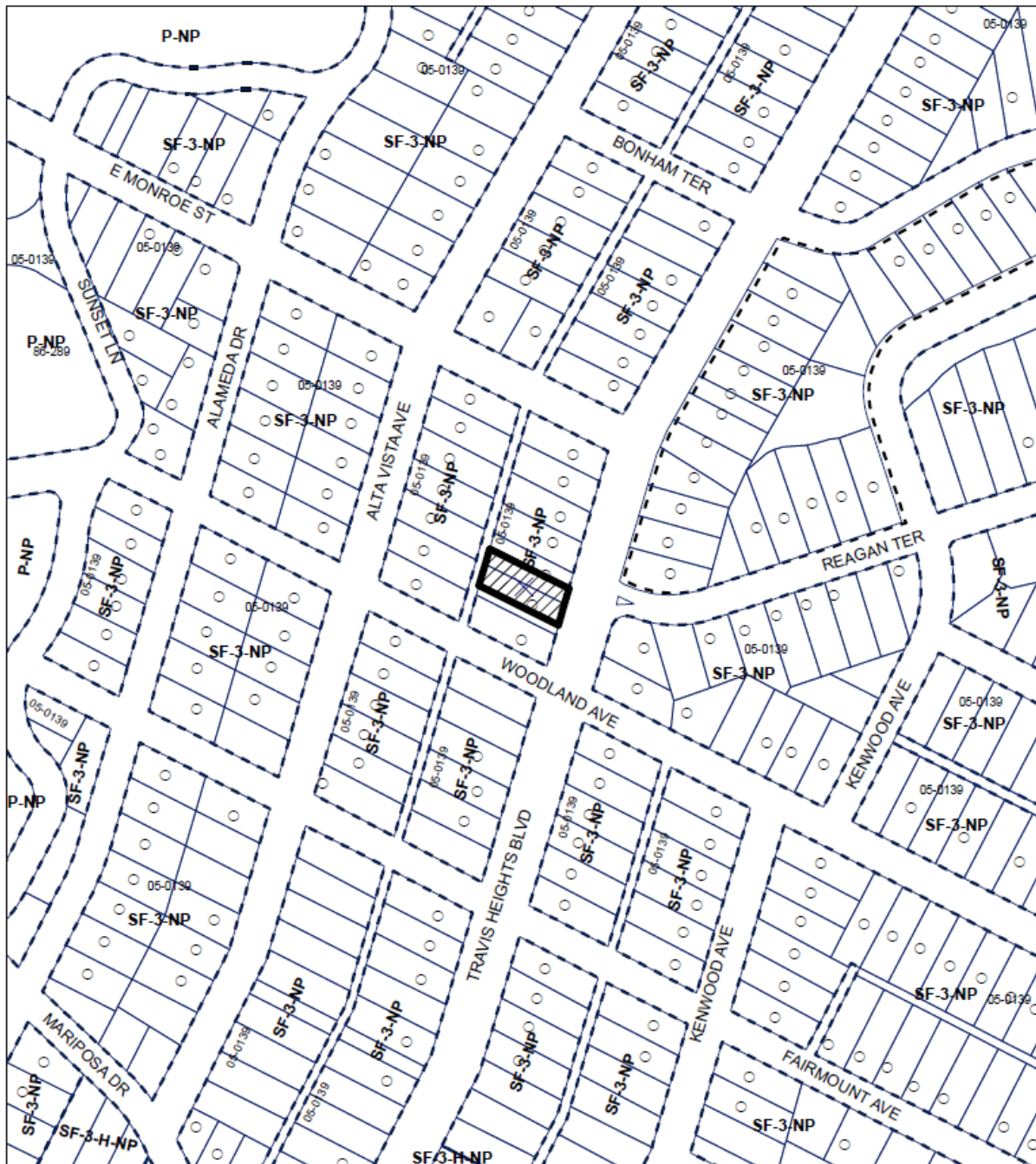
DATE BUILT: ca. 1930




ALTERATIONS/ADDITIONS: The back, roof, windows, and doors of the house have been removed pursuant to a remodel permit obtained by a previous owner.

ORIGINAL OWNER(S): Eugene and Lois Sanders (1930)

OTHER HISTORICAL DESIGNATIONS: None.

LOCATION MAP



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

HISTORIC DEMOLITION PERMIT

ZONING CASE#: **HDP-2010-0170**
 ADDRESS: **1608 TRAVIS HEIGHTS BLVD**
 SUBJECT AREA: **0.000 ACRES**
 GRID: **J20**
 MANAGER: **STEVE SADOWSKY**



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

HALLBERG CUSTOM HOMES, INC.

8804 N. MADRONE TRAIL

AUSTIN, TEXAS 78737

ph: 512-964-8525

fax: 512-532-0673

e-mail: tom@hallbergs.com

June 23, 2010

City of Austin
Historic Landmark Commission
P.O. Box 1088
Austin, TX 78767

Re: Recusal request for Joe Arriaga HDP-2010-0170 1608 Travis Heights Blvd

Dear Commissioners,

As the owner of this property, I respectfully ask that Commissioner Joe Arriaga recuse himself from hearing my determination case. The South River City Citizens neighborhood association has submitted a letter urging the commission to initiate Historic Zoning on my property. Commissioner Arriaga served as co-president of the association during 2008-2009. He also has a long history of participation in the association. His close connection to the association and their opposition to my request for a demolition permit(via Historic Zoning) represent a conflict of interest.

At the May 25th hearing, Commissioner Arriaga's passion and scorn related to my property were apparent. He specifically recalled making an inquiry to Mr. Steve Sadowsky related to the prior owner's construction/demolition activity when it began in 2008. I am not sure why Commissioner Arriaga's concerns from 2008 did not result in a more timely designation hearing, but at the time of my application, the damage was already done. I am deeply concerned that his familiarity with the project and its history will prevent him from making a determination based on the facts and current circumstances of my property.

Sincerely,

A handwritten signature in black ink, appearing to be 'Tom Hallberg', with a stylized, sweeping flourish at the end.

Tom Hallberg
Hallberg Custom Homes, Inc.

1608 Travis Heights Boulevard
ca. 1930



RECEK ARCHITECTS, AIA
JAMES A. RECEK, AIA 312-452-8228
3077 HANCOCK DR. AUSTIN, TEXAS 78751

A PROJECT FOR:
HALLBERG GARDEN HOMES
1608 TRAVIS HEIGHTS BLVD.

PERM 7/21/10
CON: RECEK ARCHITECTS
DATE: 2007 FOR REGULATORY
APPROVAL, PERMITTING,
OR DESTRUCTION

3

Job:	
Date:	
Rev:	
Rev:	

ALL DIMENSIONS AND CONDITIONS
TO BE SHOWN ON THE PLAN

Hi Steve-

Last week I met with some of the neighbors in Travis Heights. After our meeting, I decided to work on designing a tudor revival style house. The attachment and notes below are the result of my thought process. This is a house that I could be happy building. Let me know what you think. This can be included in the packet for Monday if you like.

Attached is a new front elevation for 1608 Travis Heights. This plan would leave the front gables as they are, and add an additional gable on the chimney wall. I need to work on the chimney and make a decision about extending or capping it. This design requires the modification of the two existing side gables. The new gable and the modified side gables will all be completed with "half-timbering". The existing brick on the front of the house will remain. The existing brick on the side walls will run toward the rear of the house to a suitable termination point. The brick gables on the sides of the house will be removed and replaced with "half-timbering". This is necessary due to the modifications of the roof plans that incorporate the second floor. I have not worked out any of the floor plan changes required to accommodate this façade. The first floor plan I submitted with my permit application will still work, but the second floor plans will need to be modified which in turn may require slight modifications to the first floor plan.

Thanks,
Tom Hallberg
Hallberg Custom Homes, Inc.
512-964-8525
512-532-0673 FAX

OCCUPANCY HISTORY

1608 Travis Heights Boulevard

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

1990	Jere and Gale Locke, renters No occupation listed NOTE: The directory indicates that Jere and Gale Locke were new residents at this address.
1985-86	Lois B. Sanders, owner Retired
1981	Lois B. Sanders, owner Retired
1976	Lois B. Sanders, owner Widow, Eugene Sanders Retired
1972	Eugene and Lois B. Sanders, owners Retired
1967	Eugene and Lois B. Sanders, owners Retired
1963	Eugene and Lois B. Sanders, owners Acting State Fire Marshal, State Board of Insurance Commissioners
1959	Eugene and Lois B. Sanders, owners Department supervisor, State Board of Insurance Commissioners
1957	Eugene and Lois B. Sanders, owners Fire director, State Board of Insurance Commissioners
1954	Eugene and Lois B. Sanders, owners Fire prevention chief, State Board of Insurance Commissioners
1952	Eugene and Lois B. Sanders, owners Fire prevention chief, State Board of Insurance Commissioners
1949	Eugene and Lois B. Sanders, owners Fire prevention chief, State Board of Insurance Commissioners
1947	Eugene and Lois B. Sanders, owners Fire prevention chief, State Board of Insurance Commissioners
1944-45	Eugene and Lois B. Sanders, owners Fire prevention chief, State Board of Insurance Commissioners
1941	Eugene and Lois B. Sanders, owners Department supervisor, State Board of Insurance Commissioners
1939	Eugene and Lois B. Sanders, owners Division chief, State Board of Insurance Commissioners

- 1937 Eugene and Lois B. Sanders, owners
Chief, fire prevention, State Fire Insurance Department
- 1935 Eugene and Lois B. Sanders, owners
Chief, fire prevention, State Fire Insurance Department
- 1932-33 Eugene and Lois B. Sanders, owners
Chief, fire prevention, Fire Insurance Department
- 1930-31 Eugene and Lois B. Sanders, owners
No occupation listed.
- 1929 The address is not listed in the directory.
NOTE: Eugene Sanders (no wife listed) is listed as living at 501 E. 11th Street, he was listed as the chief of the fire prevention inspectors, State Fire Insurance Department.

Unless the Plumbing is done in strict accordance with City Ordinances, do not turn on the water.

PERMIT FOR WATER SERVICE Austin, Texas

No. A 3024
Sec. 153

M. Eugene Sanders Address 1608 Travis Hgts Bldg.
Plumber Pankam Size of Tap 1/2 Date 2-20-30

Foreman's Report.

Date of Connection 2/24/30
Size of Tap Made 3/4
Size Service Made 3/4
Size Main Tapped 6"
From Front Prop. Line to Curb Cock 18"
" " " " 11"
Location of Meter curb end
Type of Box lock
Depth of Main in St. 4'8"
" " Service Line 20"
From Curb Cock to Tap on Main 11'
Checked by Engr. Dept. 3-3-30

Meter relocated 21' from S.D. on S.D. # 923

No.	Fittings	Size
1	Curb Cock	1 1/2"
1	Elbow	3/4"
1	St. Elbow	3/4"
1	Bushing	3/4"
1	Reducer	3/4"
1	Pipe	3/4"
1	Head-Comp.	3/4"
1	Nipples	3/4"
1	Union	3/4"
1	Plug	3/4"
1	Tee	3/4"
1	Stop	3/4"
1	Box	3/4"
1	Lid	3/4"
1	Valves	3/4"

Foreman's Signature Pankam

Req. No. 3913

INDEXED

Water service permit to Eugene Sanders (1930)

on See map - 8300
Connecting Charge \$ 12.00

Application for Sewer Connection. No. 9378A

Austin, Texas, 4/17/30 1930

To the Superintendent of Sewer and Public Improvements,
City of Austin, Texas.

Sir:-

I hereby make application for sewer connection and instructions on premises
owned by Eugene Sanders
1608 Travis Blvd Street
Lot 3 & Lot 2
which place is to be used as a residence
DK 23

In this place there are to be installed 4 fixtures.

I agree to pay the City Sewer Department the regular ordinance charge.

Respectfully, Eugene Sanders

Location of Public Sewer
Travis Blvd

Connected 4-22-30 1930

Size of Main 6" inches

Size of Service 4" inches

4.5 Feet Deep in St

2.6 Feet from Property Line

6 Feet from Curb Line

Diagram

Connection made by C. B. ...

DIAGRAM

7-15-30

4/17/30

1180

RIGHTER-AUSTIN

Sewer connection application by Eugene Sanders for 1608 Travis Heights Boulevard (1930)

Eugene Sanders	" "	1608 Travis Hgts. Blvd.
133	23	3
Travis Heights		
Reroof residence		
26993 - 4/18/45		\$189.00
Lodd		

Building permit to Eugene Sanders to re-roof the house (1945)

Eugene Sanders 1608 Travis Heights
Blvd.
133 3 23
Travis Heights
Detached double garage with storage room.
67646 10/3/57 1900.00
H. B. Ross none

GARAGE

Building permit for the construction of the garage (1957)

EUGENE SANDERS

Eugene Sanders, 77, of 1608 Travis Heights Boulevard, died Monday in Austin. A resident of Austin for the past forty-six years, he was employed in the office of the Secretary of State in 1930, then became Assistant State Fire Marshall for the State Board of Insurance for more than thirty years. Following retirement he practiced as an attorney, sharing an office with his son, Phil Sanders. He was a member of the First Baptist Church.

Survivors also include his widow, Mrs. Lois Burdett Sanders of Austin; a sister, Mrs. Roscoe Perry of Lufkin; a brother, Philip A. Sanders of Nacogdoches; and three grandchildren.

Funeral Services will be Tuesday at 4pm from White-Clay Funeral Home with Reverend John Smith, Associate Pastor of First Baptist Church, officiating.

Burial will be in Austin Memorial Park.

Those desiring may make contribution to the First Baptist Church, 901 Trinity.

Obituary of Eugene Sanders
Austin American-Statesman
March 20, 1974

Lois Burdett Sanders

Lois Burdett Sanders, age 86, of Austin, died Sunday.

Born in Austin, December 22, 1900, she attended public schools in Austin, and was a lifelong member of the First Baptist Church. She was well-known for the birthday and wedding cakes she baked for more than 30 years.

Her husband, Eugene Sanders, preceded her in death, March 19, 1974.

Survivors include her son and daughter-in-law, Philip Eugene and Kay Wallace Sanders, Austin; three grandchildren, Philip Eugene Sanders, Jr. (Texas A&M class of 1985), Alison Kay Sanders (Texas A&M class of 1987), Nancy Ellen Sanders (Texas A&M class of 1989); four nieces and three nephews.

Graveside services, 1:00 PM, Tuesday, Austin Memorial Park, with Reverend Tom Martin officiating.

Memorial contributions may be made to First Baptist Church, Austin.

Arrangements by Weed-Corley Funeral Home, 3125 N. Lamar. 452-8811.

Obituary of Lois B. Sanders
Austin American-Statesman
December 1, 1987

