

ZONING CHANGE REVIEW SHEET

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CASE NUMBER: C14H-2010-0024

HLC DATE:

June 28, 2010

July 26, 2010

August 23, 2010

PC DATE:

October 12, 2010

APPLICANTS: Alice Ann Wilder, owner, through Bill and Leslie Davenport

HISTORIC NAME: Wilder House

WATERSHED: Shoal Creek

ADDRESS OF PROPOSED ZONING CHANGE: 1412 Wathen Avenue

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

SUMMARY STAFF RECOMMENDATION: Staff recommends the proposed zoning change from family residence (SF-3) district to family residence – historic landmark (SF-3-H) combining district zoning.

The Wilder House meets the criteria for designation for architectural and historical significance in that it is a unique example of the work of architect Armon E. Mabry in Austin, who specialized in French Provincial architecture, and is associated with Harry S. and Alice Ann Nitschke Wilder, developers of Rosedale.

HISTORIC LANDMARK COMMISSION ACTION: June 28, 2010: Postponed the case to July 26, 2010 to obtain original drawings of the house and to determine original features of the house. NOTE: The applicant has provided staff with the original drawings, which will be presented at the meeting on July 26. July 26, 2010: Commission postponement to August 23, 2010 to receive photographs of the front patio of the house. August 23, 2010: Recommended the proposed zoning change from SF-3 district to SF-3-H combining district zoning. Vote: 7-0.

PLANNING COMMISSION ACTION:

DEPARTMENT COMMENTS: The house is beyond the bounds of 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: Pemberton Heights Neighborhood Association

BASIS FOR RECOMMENDATION:

Architectural Description:

One-and-a-half story irregular-plan, hipped-roof brick French Provincial house. The house has a projecting bay on each side of the front façade; each projecting bay has a hipped roof with a set of multi-light French doors set into an opening with a segmental arch above. The central portion of the façade, which is recessed from the two projecting end bays, contains the entry on the left and another set of multi-light French doors to the right. The entry

itself is recessed from the front wall of this portion of the façade, and contains brick quoins and a prominent brick keystone. The sets of French doors have ornamental grillwork; each of these arches also contains a brick keystone, but not as prominent as the keystone over the entry arch. There are dentils at the cornice across the façade; the central portion of the façade containing the entry also has raised brick squares as an ornamental detail beneath the course of dentils. The house has a standing seam metal roof, which the owners claim is original to the house. The roof is very steeply pitched and has finials, emphasizing a likeness to French chateaux.

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The house was designed by noted architect Armon E. Mabry, who was at the University of Texas at the time. Mabry appears in the 1952 city directory as a professor living in an apartment on W. 25th Street with his wife, Irene. He does not appear in the 1949 nor the 1953 directory, so he was in Austin for a very short time. Mabry was trained in Paris, and specialized in French designs; the majority of his work is in Houston. This is the first, and the only known Mabry design in Austin. Mabry achieved additional fame in 1966, when Houston millionaires Jerry and Jean Moore purchased a historic French chateau and had it moved piece-by-piece to Houston, where Mabry was the architect supervising the reassembly. Mabry died in Houston in 1975.

Historical Associations:

The house was built in 1950 for Harry Stanley Wilder, Jr., and his wife, Alice Ann Nitschke Wilder. The house was built by Alice Wilder's father Hillaire Nitschke, a lawyer who had also learned the trade of masonry, and who is listed as the owner of the property on the 1950 city building permit. According to an article on the house in the American Statesman of March 23, 1952, Hillaire Nitschke actually helped lay the pink Mexican hand-made brick on the house.

Harry S. Wilder, Jr. was born in Groveton, Texas in 1914 and grew up in San Antonio, Houston, and Corpus Christi. The 1930 U.S. Census shows him as the 15-year old son of Harry S. and Katy Wilder, who were living in Nueces County, Texas, where Harry S., Sr. worked as a highway contractor. Harry S. Wilder, Sr. appears in the 1935 Austin city directory as a traveling salesman living at 2402 Rio Grande Street. Harry S., Jr. is not listed in this directory, nor is Katy Wilder, Harry S., Jr.'s mother. The 1937 city directory also shows Harry S. Wilder, Sr. as a traveling salesman living at 2402 Rio Grande Street. Harry S. Wilder, Jr. first appears in the 1939 city directory as a student at the University of Texas; he was living with his father and his father's wife, May, at 2402 Rio Grande Street. Harry S. Wilder, Sr.'s occupation is listed as a civil engineer. The 1940 city directory holds the same information, except that Harry S. Wilder, Sr. has no wife listed. The 1941 directory shows Harry S. Wilder, Sr. as a civil engineer living at 2608 McCallum Drive; Harry S. Wilder, Jr. is listed as a student at the University of Texas; he was living at 1920 Speedway, which was the home of Hillaire and Winnie Nitschke, his wife Alice's parents. The 1942 directory shows Harry S. Jr. and Alice living at her parents' home, 1920 Speedway. Harry is listed as a petroleum engineer. The directory also shows a Harry S. and Katherine Wilder living at 2407 Jarratt Avenue; this Harry S. Wilder may have been Harry S. Wilder, Sr.; he is listed as a contractor. Neither Harry S. Wilder nor Harry S. Wilder, Jr. is listed in the 1944-45 directory; Harry S. Wilder, Jr. was working as an engineer for Dow Chemical during World War II. He and Alice do appear in the 1947 directory, which shows Wilder as a salesman for the Jennings Realty Company, with offices at 1406 W. 47th Street, the building in which he would later operate his own businesses out of. The couple was living at 105 E. 20th Street. The 1949 directory shows only Harry S. Wilder, Jr. as a real estate man at 1406 W. 47th Street. He and Alice were living at 105 E. 20th Street. They moved into this house in 1950; the 1952 city directory shows Harry and Alice Wilder at this address on Wathen. He is listed as an insurance salesman with his office at 1406 W. 47th Street. By 1962, Wilder was also listed as a building contractor with his office at the W. 47th Street building. He continued to be listed as a building contractor through the 1960s, while also operating his insurance agency. Wilder continued to be

interested in geology, and also had Wilder's Gem and Mineral Shop. He was known for taking interesting rocks and minerals to area schools to help children understand and appreciate geology. Wilder passed away in Austin in 1994. His widow, Alice, continues to live in the house. She married Allie Edward Cornwell, a retired general manager and sales manager for the Austin White Lime Company, in 1996. He passed away in 2006.

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Alice Ann Nitschke Wilder was born in Austin to Hillaire and Winnie Ramsey Nitschke, both descendants of prominent Austin pioneer families. Alice's mother, Winnie, was the daughter of Frank Taylor Ramsey, the proprietor of Ramsey's Austin Nursery, one of the premier nursery businesses in the country. Ramsey's Austin Nursery had property in what is now the Rosedale section of Austin. Hillaire and Winnie Nitschke began developing Rosedale as a residential subdivision, and the Rosedale Village shopping center. Harry S. Wilder's first real estate job in Austin was with Jennings Real Estate Company in the building at 1406 W. 47th Street in Rosedale. He opened his insurance agency in this building, and he and Alice were instrumental with her parents and siblings, in the development of Rosedale. Alice's father, Hillaire Nitschke, was the son of a prominent contractor, J.B. Nitschke. Hillaire and Winnie Nitschke lived at 1920 Speedway; Hillaire Nitschke was a lawyer with his office at the house. They built the Speedway Arms apartment building at 1918 Speedway in 1925; it was the first efficiency apartment building in Austin. Hillaire Nitschke branched out into the builders' supply business in the late 1950s. The 1958 city directory shows him as the proprietor of the Builders Equipment Company at 1920 Speedway. He continued to operate Builders Equipment until 1962, when he went back to the practice of law full-time, and city directories reveal that Harry S. Wilder began to be listed as a building contractor. Alice took over the management of the Rosedale Shopping Center after her parents passed away. One of her daughters, Diane Wilder Howard, has been instrumental in the revitalization and reworking of the Rosedale commercial areas in the last few years. Diane Howard was also a nationally-syndicated food columnist, and wrote the "Specialty of the House" food column for the American Statesman for many years. She has continued the family's tradition of charity and humanitarianism with her work with school organizations and the Helping Hand Home for Children and the Austin Junior League.

PARCEL NO.: 01160014130000

LEGAL DESCRIPTION: The East 60 feet of Lot 2, Block 21, Pemberton Heights, Section 5.

ESTIMATED ANNUAL TAX ABATEMENT: \$14,009 (owner-occupied); city portion: \$2,243 (capped).

APPRAISED VALUE: \$1,066,029

PRESENT USE: Residence

CONDITION: Excellent

PRESENT OWNER:

Alice Ann Wilder Cornwell Life Estate
3704 Meadowbank Drive
Austin, Texas 78703

DATE BUILT: ca. 1950

ALTERATIONS/ADDITIONS: The roof was raised and the attic converted to living space in 2007.

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ORIGINAL OWNER(S): Harry S. and Alice Ann Wilder (1950)

OTHER HISTORICAL DESIGNATIONS: None.

E-MAIL FROM BILL DAVENPORT, grandson of the owner, July 5, 2010 relating to the questions posed by the Commission on June 28, 2010.

I am not sure what I need to get to you and what I should just bring to the next meeting. I have taken pictures of the garden on the front outside of the house and the patio/porch on the side of the house to show they are still there and were not taken out during the remodel.

The door screens in front of the house were taken out long ago when my mother was a child. They were not attached and there are no hinge markings from the doors. They were temporary screens.

A letter was faxed to you from the Pemberton Heights Neighborhood Association in support of the historical exemption for 1412 Wathen Ave. and the letter was not mentioned in the meeting. I want to make sure you received the letter and the committee had the letter in their possession as well.

I also have a copy of the original plans that was requested by the committee.

Is there anything else I need to bring or get to make this go more smoothly?

Bill Davenport



PEMBERTON HEIGHTS
NEIGHBORHOOD ASSOCIATION
P.O. Box 50388 ♦ Austin, TX 78763-0388

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**RE: 1412 Wathen - Wilder House - Historical Zoning Application
(Case # C14H-2010-002)**

To Whom It May Concern:

This letter is to express formal support of the Board of the Pemberton Heights Neighborhood Association (PHNA) for the Wilder House Historical Zoning Application. The Wilder House application was brought forward by longtime Austin Resident and owner, Alice Ann Wilder, through Bill and Leslie Davenport. The Wilder House appears to meet the criteria for designation based on architectural and historical significance. The Wilder House is one of the most recognizable in Pemberton due to its French Architecture. It is also special that it has been owned by only the Wilder family since its construction in the early 1950's.

Please feel free to call me if you have any questions.




Sincerely,


Bryan Chester
President, PHNA

Letter from the Pemberton Heights Neighborhood Association in support of historic zoning
for the Wilder House

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-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

HISTORIC ZONING

ZONING CASE#: C14H-2010-0024
 LOCATION: 1412 WATHEN AVE
 GRID: H24
 MANAGER: S. SADOWSKY



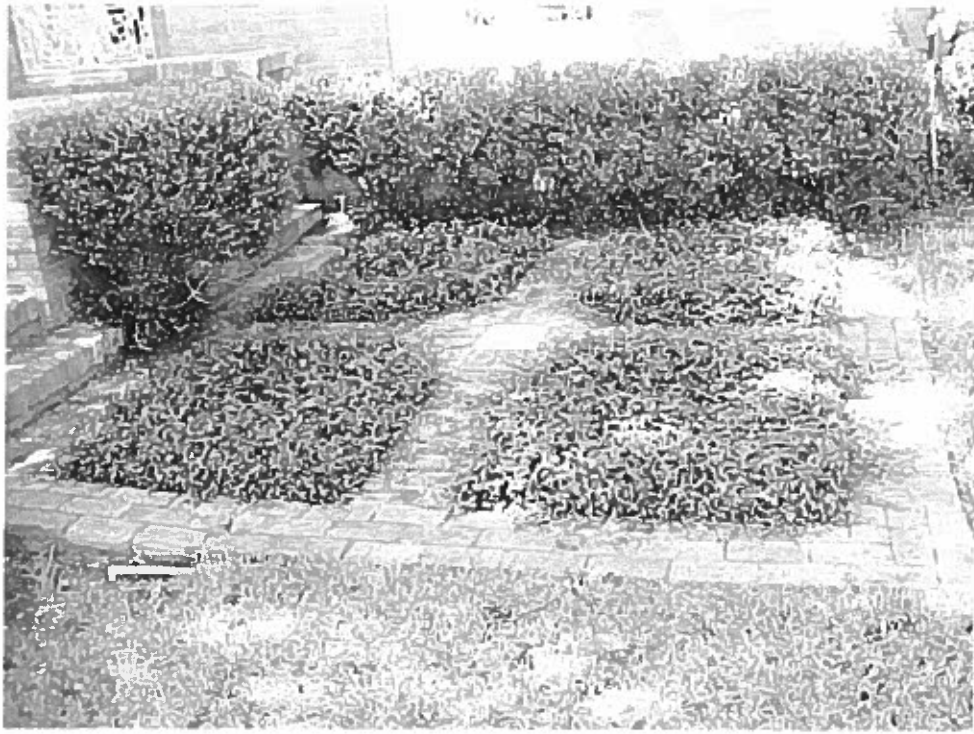
This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



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Detail of addition



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House in Houston that Armon E. Mabry reassembled for Jerry Moore in 1966

A. APPLICATION FOR HISTORIC ZONING

OK for go
SS
5-26-10
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PROJECT INFORMATION:

DEPARTMENTAL USE ONLY	
APPLICATION DATE: <u>6/7/10</u>	FILE NUMBER(S):
<u>CDH C14H -2010-0083</u>	
TENTATIVE HLC DATE: <u>TSD</u>	
TENTATIVE PC or ZAP DATE:	
TENTATIVE CC DATE:	CITY INITIATED: YES / NO
CASE MANAGER: <u>Steve S</u>	ROLLBACK: YES/NO
APPLICATION ACCEPTED BY: <u>CA</u>	

BASIC PROJECT DATA:

1. OWNER'S NAME:	<u>Alice Ann Wilder</u>
2. PROJECT NAME:	<u>Wilder House</u>
3. PROJECT STREET ADDRESS (or Range):	<u>1412 Wathen Ave.</u>
ZIP <u>78703</u>	COUNTY: <u>Travis</u>
IF PROJECT ADDRESS CANNOT BE DEFINED ABOVE:	
LOCATED <u>60</u>	FRONTAGE FEET ALONG THE <u>(N)</u> S. E. W. (CIRCLE ONE) SIDE OF
<u>Wathen Avenue</u>	(ROAD NAME PROPERTY FRONTS
ONTO), WHICH IS	
APPROXIMATELY <u>180 feet</u>	DISTANCE FROM ITS
INTERSECTION WITH <u>Harris Blvd.</u>	CROSS STREET.

AREA TO BE REZONED:

4. ACRES <u>.283</u>	(OR)	SQ.FT. _____			
5. ZONING AND LAND USE INFORMATION:					
EXISTING ZONING	EXISTING USE	TRACT# (IF MORE THAN 1)	ACRES / SQ. FT.	PROPOSED USE	PROPOSED ZONING
<u>SF-3</u>	<u>residence</u>		<u>.283/12,340</u>	<u>residence</u>	<u>SF-3-H</u>
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

SCANNED
Grid # H24

RELATED CURRENT CASES:

6. ACTIVE ZONING CASE?	(YES) <u>(NO)</u>	FILE NUMBER:
7. RESTRICTIVE COVENANT?	(YES) <u>(NO)</u>	FILE NUMBER:
8. SUBDIVISION?	(YES) <u>(NO)</u>	FILE NUMBER:
9. SITE PLAN?	(YES) <u>(NO)</u>	FILE NUMBER:

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DEED REFERENCE CONVEYING PROPERTY TO PRESENT OWNER AND TAX PARCEL I.D.:

10. VOLUME/ PAGE: <u>county tax certificate</u>	TAX PARCEL I.D. NO. <u>01160014130000</u>
	<u>deed date - 12/28/2006</u>

OTHER PROVISIONS:

11. IS PROPERTY IN A ZONING COMBINING DISTRICT / OVERLAY ZONE?	YES / <u>(NO)</u>
TYPE OF COMBINING DIST/OVERLAY ZONE (NCCD,NP, etc) _____	
12. LOCATED IN A LOCAL OR NATIONAL REGISTER HISTORIC DISTRICT?	YES / <u>(NO)</u>
13. IS A TIA REQUIRED?	YES / <u>(NO)</u> (NOT REQUIRED IF BASE ZONING IS NOT CHANGING)
TRIPS PER DAY: _____	
TRAFFIC SERIAL ZONE(S): _____	

OWNERSHIP TYPE:

14. <input checked="" type="checkbox"/> SOLE	<input type="checkbox"/> COMMUNITY PROPERTY	<input type="checkbox"/> PARTNERSHIP	<input type="checkbox"/> CORPORATION	<input type="checkbox"/> TRUST
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If ownership is other than sole or community property, list individuals/partners/principals below or attach separate sheet.

OWNER INFORMATION:

15. OWNER CONTACT INFORMATION			
SIGNATURE: <u>Alice Ann Wilder</u>	NAME: <u>Alice Ann Wilder</u>		
FIRM NAME: <u>Alice Ann</u>	TELEPHONE NUMBER: <u>512-453-1368 (daughter)</u>		
STREET ADDRESS: <u>1412 Watten Ave.</u>			
CITY: <u>Austin</u>	STATE: <u>Texas</u>	ZIP CODE: <u>78703</u>	
EMAIL ADDRESS: _____			

SCANNED

AGENT INFORMATION (IF APPLICABLE):

16. AGENT CONTACT INFORMATION

SIGNATURE: [Signature] NAME: Bill Davenport
FIRM NAME: Bill TELEPHONE NUMBER: _____
STREET ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____
CONTACT PERSON: _____ TELEPHONE NUMBER: _____
EMAIL ADDRESS: _____

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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.

Alice Ann Wilder 6-3-10
Signature Date

Alice Ann Wilder
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.

Alice Ann Wilder 6-3-10
Signature Date

Alice Ann Wilder
Name (Typed or Printed)

Firm (If applicable)

E. ACKNOWLEDGMENT FORM

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

I, _____ have checked for subdivision plat notes, deed
(Print name of applicant)
restrictions, 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

(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.

Aerie Ann Wilder

(Applicant's signature)

6-3-10

(Date)

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

NO 1054971

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ACCOUNT NUMBER: 01-1600-1413-0000

PROPERTY OWNER:

CORNWELL ALICE ANN WILDER LIFE EST
3704 MEADOWBANK DR
AUSTIN, TX 78703-1026

PROPERTY DESCRIPTION:

E 60 FT OF LOT 2 BLK 21 PEMBERTON
HEIGHTS SEC 5

ACRES .0000 MIN% .000000000000 TYPE

SITUS INFORMATION: 1412 WATHEN AVE

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
2009	AUSTIN ISD	*ALL PAID*
	CITY OF AUSTIN (TRAV)	*ALL PAID*
	TRAVIS COUNTY	*ALL PAID*
	TRAVIS COUNTY HEALTHCARE DISTRICT	*ALL PAID*
	ACC (TRAVIS)	*ALL PAID*

TOTAL SEQUENCE 0

ALL PAID

TOTAL TAX:
UNPAID FEES:
INTEREST ON FEES:
COMMISSION:
TOTAL DUE ==>

ALL PAID
* NONE *
* NONE *
* NONE *
ALL PAID

TAXES PAID FOR YEAR 2009 \$14,733.32

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2009 EXCEPT FOR UNPAID YEARS LISTED ABOVE.

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 04/08/2010

Fee Paid: \$10.00

Nelda Wells Spears
Tax Assessor-Collector

By: *Christina Cordero*

SCANNED

SUMMARY

1412 WATHEN

An Architecturally Significant Home and

Importance of the Family as Relates to the Austin Community

French architecture is a unique style that offers charm with its distinctive characteristics, and the home at 1412 Wathen is an excellent example of these characteristics. Note the asymmetrical exterior with a combination of original-to-the-home ornamental attributes that complete the design: brick exterior, floor-to-ceiling French doors, hand-wrought grillwork at each French door, hand-crafted mansard roof (hipped and gabled) with steep roof pitches at varying heights, two stories in height with high rooflines - also note the eaves and masonry arches. The tall bronze lanterns at the front porch steps are also original to the home. The French home at 1412 Wathen, designed by Armon Mabry (a Parisian Professor of the architectural engineering department of the University of Texas at Austin) for Alice Ann and Harry Wilder, was the first French home in the area and brought the fascination of Paris, France to Austin, Texas. The home had a decisive impact on architecture in Austin, influencing many subsequent designs. The Wathen home respects the site, and has a high artistic value as a representative example of Armon Mabry's interpretation of formal French architecture suitable for Austin, Texas. Alice Ann Wilder still retains the family home at 1412 Wathen.

THE WILDER FAMILY

IMPORTANCE OF THE FAMILY AS RELATES TO THE AUSTIN COMMUNITY

Alice Ann Nitschke Wilder grew up in Austin, Texas and attended Austin public schools. After graduating from Stephen F. Austin High School Nitschke attended the University of Texas at Austin where she was a Plan II Major, a Phi Beta Kappa, member of Alpha Lambda Delta honorary society, Blue Bonnet Belle nominee in 1939, member of Kappa Kappa Gamma sorority and nominee for Sweetheart of the University of Texas at Austin. She was also a member of the Curtain Club and Orange Jackets. Alice Ann Nitschke married Harry Stanley Wilder, Jr., who graduated from the University of Texas at Austin with a degree in Petroleum Engineering.

Harry Stanley Wilder, Jr.: After working as an engineer for Dow Chemical during World War II, Wilder returned to Austin and opened the Harry S. Wilder, Jr. Insurance Agency, an Austin Fire and Casualty Insurance Agency insurance in 1946. Because Wilder was crippled from polio and suffered from Diabetes and residual effects of back surgeries, he could not pursue his career in engineering. Wilder continued his interest in geology with his business, Wilder's Gems and Minerals, and shared his knowledge with school children whenever possible. He often went into elementary and junior high schools to display his stones and geods and to teach children about his business and hobby. He was a member of the Austin Gem and Mineral Society.

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1412 WATHEN

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*An Architecturally Significant Home
and
Importance of the Family as Relates to the Austin Community*

Alice Ann Nitschke Wilder: As a young wife and mother of two children, Hilliare and Diane Wilder, Alice Ann worked in concert with her parents, Winnie and Hilliare Nitschke, as part owner and developer of Rosedale, an inner city subdivision between 38th Street, Hancock Blvd, Shoal Creek and Burnet Road. They also created a Rosedale Shopping Center between 47th and 49th Streets along Burnet Road. Shortly thereafter Alice Ann and Harry Wilder bought and developed the land northeast of Rosedale, building the first community center on Koenig Lane in 1950 (a shopping center fronting on Koenig Lane where the Honda dealership is not located) which contained Mrs. Baird's Bakery among the tenants.

After the death of her parents Alice Ann Wilder took over the management of the Rosedale Shopping Center, boosting Austin city development beyond 45th Street at Burnet Road with the Harry Wilder Insurance Agency, Barber Shop, Beauty Shop, Antique Shop, Beck's Rosedale Pharmacy and Post Office, Three Sisters Chinese Restaurant, Jack Brown Cleaners drop-off station, Groundskeeper Lawn Service and Nursery / Flower Shop, car lot and Muffin Muffler.

Alice Ann and Harry Wilder moved from Central Christian Church with their two children, Hilliare and Diane, to become founding members of the new University Christian Church, where their goal was to provide University of Texas students with a place to worship. The Wilders offered hospitality to many foreigners in Austin, hosting foreign University students and their visiting parents as well as hosting delegations from foreign countries at the request of the City of Austin. In this way they gave foreign visitors to Austin an understanding of a typical American family. The Wilders also adopted an East Austin family, the family of Savannah Brown, and for many years helped to support Savannah and to educate her children.

As a member of the Junior League of Austin, Alice Ann worked in the Children's Theatre and Thrift Shop. She served as President of the Helping Hand Home for Children from 1971-1973, and she continued to serve on the Executive Committee and Advisory Committee. Alice Ann considered interaction with the children as most important, so she carpooled children to appointments and activities, took them shopping and enjoyed their company in her Wathen home during Sunday lunches, Thanksgiving and Christmas. She worked diligently on the Ball, the principal fundraiser for the Children's Home, and the Helping Hand Luncheon and Style show which raised more funds for the Austin Community and Children's Home. Wilder chaired the Style show for many years.

Alice Ann Wilder has owned and managed residential and commercial property all her life, which has created space for businesses, jobs in the community and housing for Austinites, and there is a lifetime history of giving back to the Austin community and supporting Austin charities, Austinites and their children.

SUMMARY

1412 WATHEN

*An Architecturally Significant Home
and
Importance of the Family as Relates to the Austin Community*

DIANE WILDER HOWARD was born in Austin and lived at 1412 Wathen while attending Austin public schools. In 1964 Howard graduated from the University of Texas at Austin with a Bachelors of Science in Education and worked as a substitute teacher in the Austin public school system.

AUSTIN WORK HISTORY AND COMMUNITY INVOLVEMENT:

1975 - Present: Property Management and Land Redevelopment, Austin, Texas. Owned and managed personal residential and commercial property, creating live-work space and jobs within the Austin community. Conceptualization and construction of Rosedale Village Shopping Center, an urban redevelopment project at 4800 Burnet Road, which is credited with changing the face of Burnet Road and setting the standard for future redevelopment along the Burnet Road corridor.

1991 - 2002 Columnist:

1992-2002 wrote *America a la Carte*, a weekly, nationally syndicated food and travel column, written in Austin and syndicated by Universal Press Syndicate, 4900 Main Street, Kansas City, Missouri 64112. Readership reached 10,000,000 people.

1991 - 2002 wrote *Specialty of the House*, bi-weekly, Austin American Statesman food column to anchor the front page of the Food section. Brought national focus to Austin and the Austin American Statesman in 1994, when column was selected to be online with Prodigy (one of the largest personal information services in the world at the time).

1987 - 1006 owner and manager of Hunt House Publishing, Inc., a publishing house devoted to educational material for school districts:

1991 authored ***Jeremy Firefly: OH TO GLOW***, an educational, factually accurate, fictional characterization of fireflies and how they glow. The book's setting is Mayfield Park on Taylor Slough in Austin, Texas. The Mayfield Park Community Project Committee featured the book at the grand opening of the Visitor interpretation Center at Mayfield Park, and proceeds from books sold were donated to the Mayfield Park Restoration Project.

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*An Architecturally Significant Home
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Importance of the Family as Relates to the Austin Community*

1989 authored *Building in a Game Plan for Getting Your Learning Disabled Student Athlete into College* for August and September issues of *Scouting Report*, *Texas Coach Magazine*

1989 authored *Swimming Upstream: A Complete Guide to the College application Process for the Learning Disabled Student*, The book was used as a textbook and resource teaching tool by more than 600 school districts in the United States and Canada. The book was on the Booklist of the Learning Disabilities Association of America and can be found in many libraries. It is also used by Rehabilitation Commissions, Educational Diagnosticians and college coordinators as an educational resource text.

CURRENT COMMUNITY INVOLVEMENT:

The Wine & Food Foundation of Texas: past President, executive committee and advisory board member, raising money for scholarships in the wine and food industry while promoting Texas vineyards and Austin venues. On May 26, 2010, Howard was elevated to The Emeritus Board of The Wine and Food Foundation of Texas, which is to recognize outstanding individuals for significant service and contributions to the operation, leadership and development of the Foundation.

The Wine & Food Festival of Texas: executive committee and advisory board member. Co-chaired the first Stephen Pyles Cook-off Scholarship Competition, where chefs competed with the winner to receive a scholarship to the school of their choice.

Member of **Helping Hand Home for Children**, an organization whose members support the Home for Children, providing care, education, transportation and counseling for abused or neglected children in a homelike environment. Howard served on the Centennial Committee and was Chairman of *Little Mary Austin* Book Signing Party, 1992-1993, to "kick off" the Centennial Celebration for the Helping Hand and to raise funds for the Helping Hand Home for children. *Little Mary Austin* is the history of the Helping Hand and the children's Home.

Junior League of Austin active member between 22-40 years of age, serving as a sales clerk in the Junior League Thrift Shop, member of the Children's Theatre traveling troop to present plays to children in the Austin public schools and Merchant Chairman of the 1979 Christmas Affair fundraiser for Austin community funding. Also served as Treasurer of the Junior League of

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*An Architecturally Significant Home
and
Importance of the Family as Relates to the Austin Community*

Austin. Currently - age 40 to present - is active as a Sustaining Member and is a board member of the Sustainer's Fleur de League Garden Club, which brings focus to Austin area flora and fauna.

Additionally Howard has demonstrated great interest in community involvement:

Counseled parents (1987 - 2006) of children with learning disabilities at middle school and high school levels about accommodation techniques to enable the student to work toward high school graduation and post-secondary education. Counseling time was donated in an effort to give back to the Austin community, 1987 - 2006.

Co-Chairperson of KLRU's First Austin Tennis Tournament, a fundraiser event for educational television programming for KLRU television in 1984 - and continued to serve in an advisory capacity on the Board through 1992,

Presenter at the 25th Annual Conference, Texas Association for Adults and Children with Learning Disabilities in 1989

Member of the Board of Directors, Communities in Schools - Austin, Inc., focusing on dropout prevention in Austin public schools from 1990-1992,

Board member of Les Patrons of the Paramount Theatre, and

Chairman of the Rose McGilt Fund, which gave scholarships to University of Texas at Austin students

**DIANE WILDER HOWARD'S
ORGANIZATIONAL MEMBERSHIPS HAVE INCLUDED:**

**Member of the Ex-Students' Association of the University of Texas at Austin
Society of Professional Journalists,**

SUMMARY

1412 WATHEN

*An Architecturally Significant Home
and
Importance of the Family as Relates to the Austin Community*

Association of Food Journalists,
The International Association of Culinary Professionals, and
Book Publishers of Texas

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SUMMARY CONTINUED

RAMSEY & NITSCHKE PIONEER FAMILIES

1412 Wathen

History of Two Austin Pioneer Families

Carl Ludwig Nitschke, who called himself Louis or C. L., settled in Austin in the mid-1800's, and it is recorded that his wife, Emma, gave birth to their daughter, Catherine, on September 14, 1855. In the early 1870's he erected a home at the SE corner of 16th and Sabine Streets, and he is credited with planning and carving a walnut altar for St. David's Episcopal Church. He also carved and constructed many wooden fireplace mantles for Austinites. C.L. constructed a green house at the rear of his home, where he sold flowers for use at the Oakwood Cemetery, and after a time he became the Sexton for the City of Austin.

Frank Taylor Ramsey and wife, Annabelle, established the Austin Nursery in what is now the Rosedale area. F. T. discovered, originated and introduced domestic fruit tree varieties, including the Breck nectarine, Leona peach, Haupt berry and Ramsey fig trees to Austin. He also developed several varieties of pecans, bred a Ramsey hybrid shrub and introduced the Chinese jujube tree into the area. Ramsey was civic minded and active in the Austin community as a member of the Austin Public School Board of Trustees. Ramsey Park in Austin was named after him. They had four children, and one of the daughters was Winnie Bell Ramsey.

Hilliare Nitschke married Winnie Bell Ramsey in 1918. Nitschke earned a law degree from the University of Texas at Austin and was a practicing attorney for more than thirty years. He was an Air Force officer during World War I, and he was an attorney for the War Department in World War II. He negotiated the securing of fields for the Air Force in five states, including Bergstrom Air Force Base. The couple was active in the growth of Austin, and Winnie served as Chairman of the Building Committee for the renovation and addition to the Austin Woman's Club on Nueces. Hilliare and Winnie built the first efficiency apartment house in 1925, and also developed the Rosedale Subdivision on land previously belonging to Winnie's father, Frank Taylor Ramsey (Ramsey's Austin Nursery). The Rosedale development opened up the entire northwest part of Austin in the mid-1930's. C.L.'s grandson, Hilliare Francis Nitschke, married Winnie Bell Ramsey in 1918, and their union produced a daughter, Alice Ann.

The home at 1412 Wathen is the residence of Alice Ann Nitschke Wilder.

1412 WATHEN AVENUE

C 14
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ALLIE EDWARD CORNWELL : ten year resident at 1412 Wathen

Ed Cornwell was born in Austin, Texas. After attending the Austin Public Schools, he graduated from the University of Texas at Austin with a Bachelor's Degree in Business Administration, specializing in transportation.

Cornwell was sworn into the U.S. Army Air Corps, in 1941 and served honorably. Upon discharge he elected to enlist in the U.S. Marine Corps. After receiving a commission, he was assigned to duty aboard the USS New Kent (APA-217), participated in the Battle of Okinawa and two amphibious landings in Japan. He retired from the Marine Corps as a Major after twenty years of service. Following his active military service, Cornwell was employed by the Robinson family of Austin as General Manager and Sales Manager of Austin White Lime Company.

Allie Edward Cornwell married Alice Ann Wilder in 1996. Ed lived with Alice Ann in her home at 1412 Wathen until his death in 2006.

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Harry S. Wilder Jr.

Harry S. Wilder Jr., born July 9, 1914, in Groveton, Texas, died Monday, August 29, 1994.

After attending public schools in San Antonio and Houston, he graduated from Corpus Christi High School in 1933. He attended Texas A&M for two years and was a member of the Ross Volunteers. He graduated from the University of Texas in Petroleum Engineering and was a member of the Texas Cowboys and Alpha Tau Omega Fraternity.

After working as an engineer for Dow Chemical during World War II, he returned to Austin and opened an insurance and real estate agency in 1946. He developed the first community center on Koenig Lane in 1949.

Mr. Wilder was a member of Covenant Presbyterian Church and the Austin Gem and Mineral Society.

He is survived by his wife of 54 years, former Alice Ann Nitschke; a son, Dr. Hillare Wilder of Sullivan, New Hampshire; a daughter and son-in-law, Diane and James A. Howard of Austin; three grandchildren, Casey, Dave and Bill Davenport of Austin; a sister and brother-in-law, Dr. and Mrs. W. C. Ikens of Bandera, Texas; and a niece, Linda Schroeder of Houston.

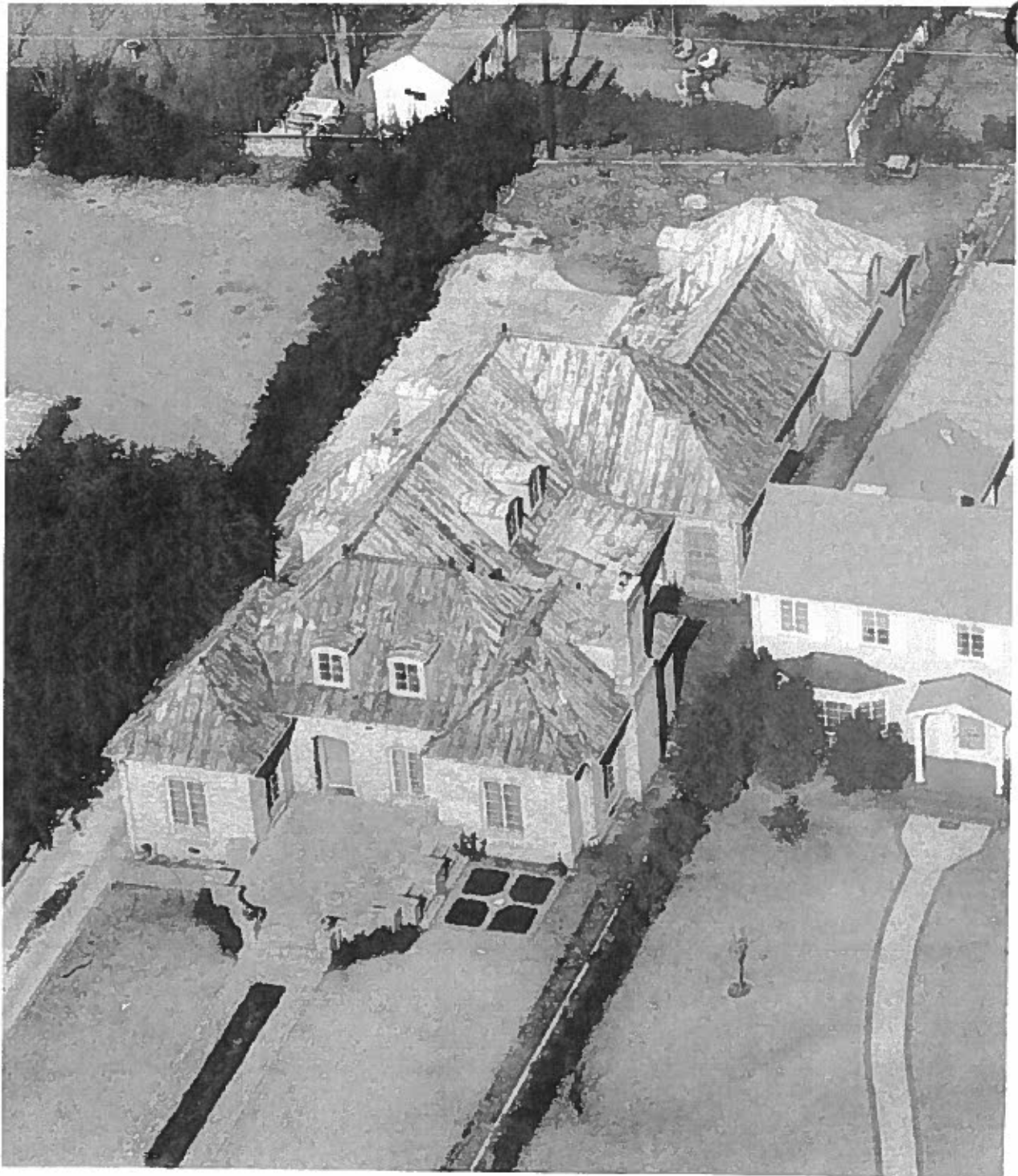
Funeral services will be held at 10:30 AM Wednesday, August 31, in the Weed-Corley Chapel with Reverend George Cladis officiating. Burial will be in Oakwood Cemetery.

Memorial contributions may be made to the Junior Helping Hand Home for Children, 3804 Ave B, Austin, Texas 78751.

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

Obituary of Harry S. Wilder, Jr.

Austin American-Statesman, August 30, 1994



1952 aerial photograph of the house

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August 25 1956
Winie Bell Ramsey, Hilmaie Francis Nitschke, Jesse Ramsey Murray



1956
Left to right
Diane Wilder Howard, Alice Ann Wilder & Harry Wilder Jr.

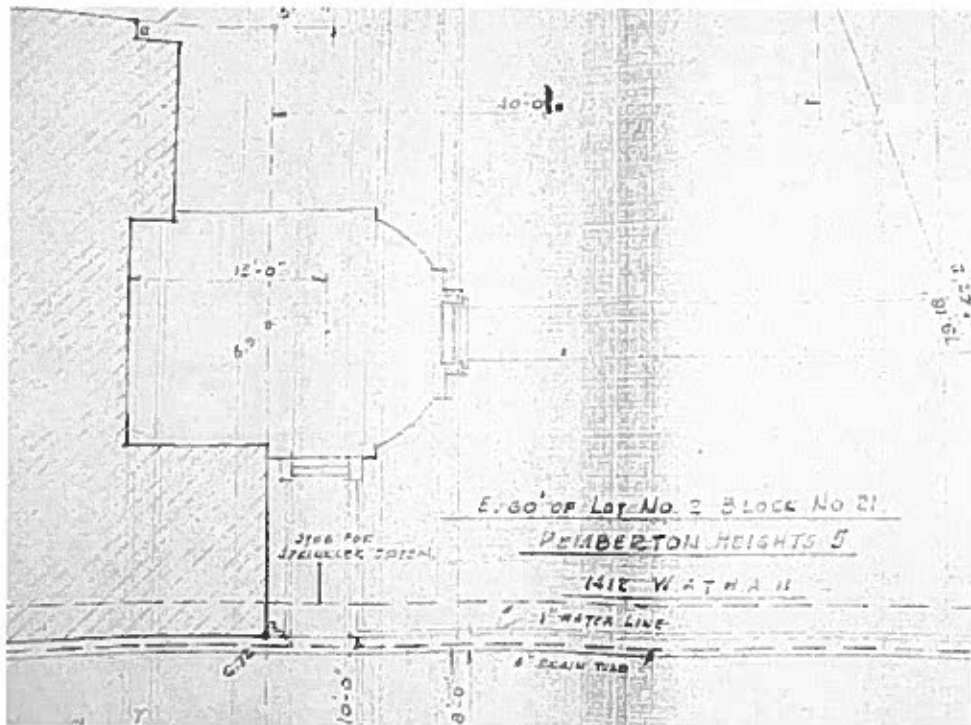
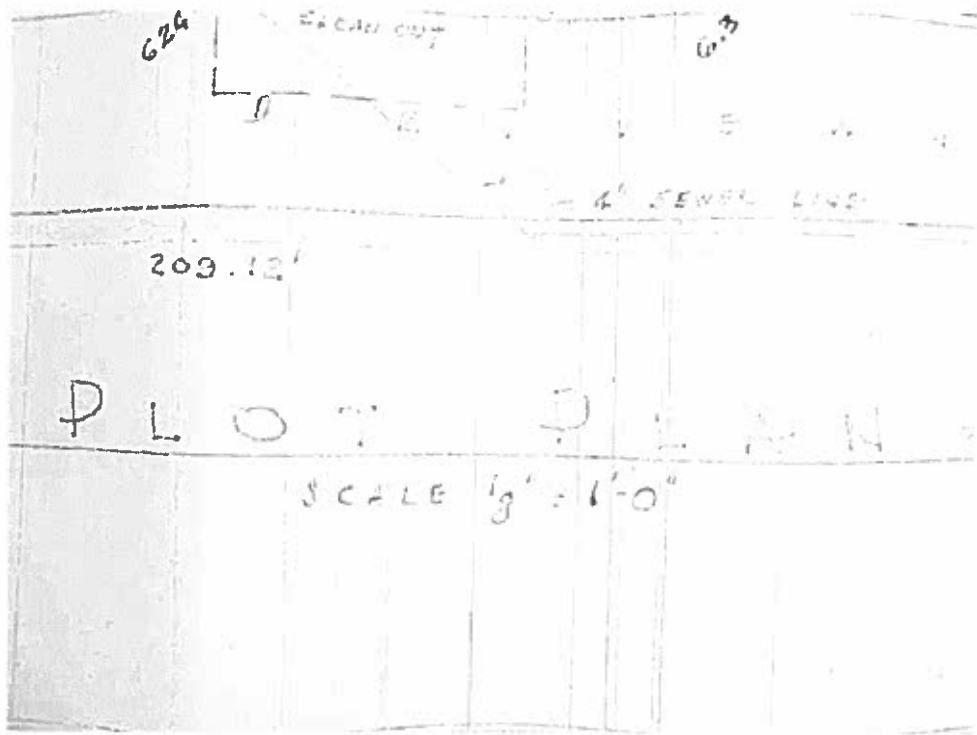


March 1944

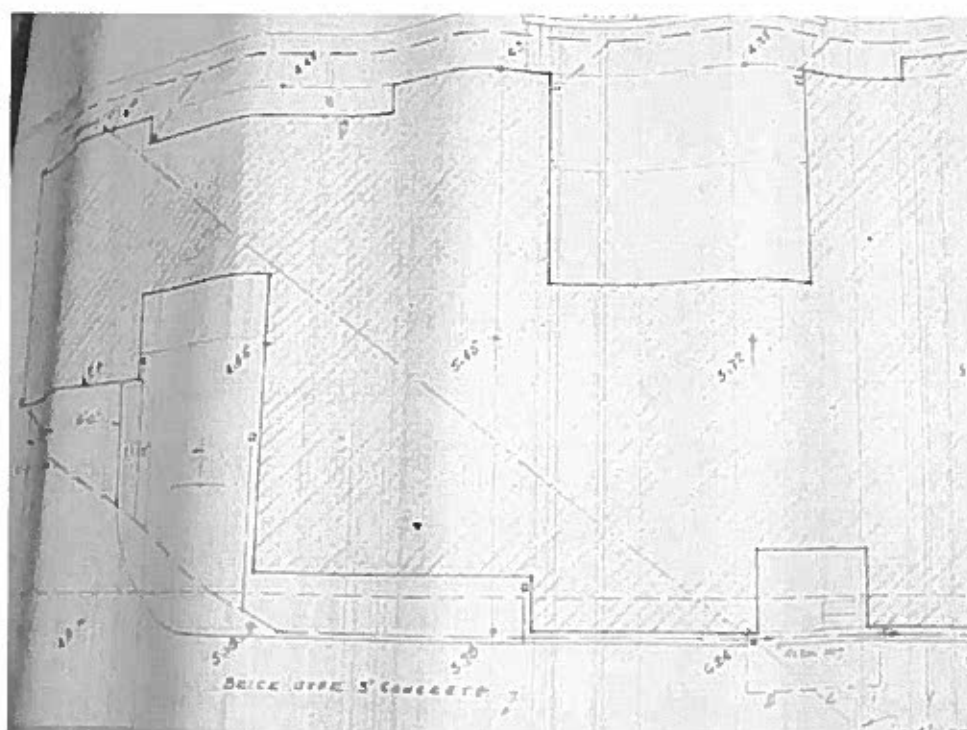
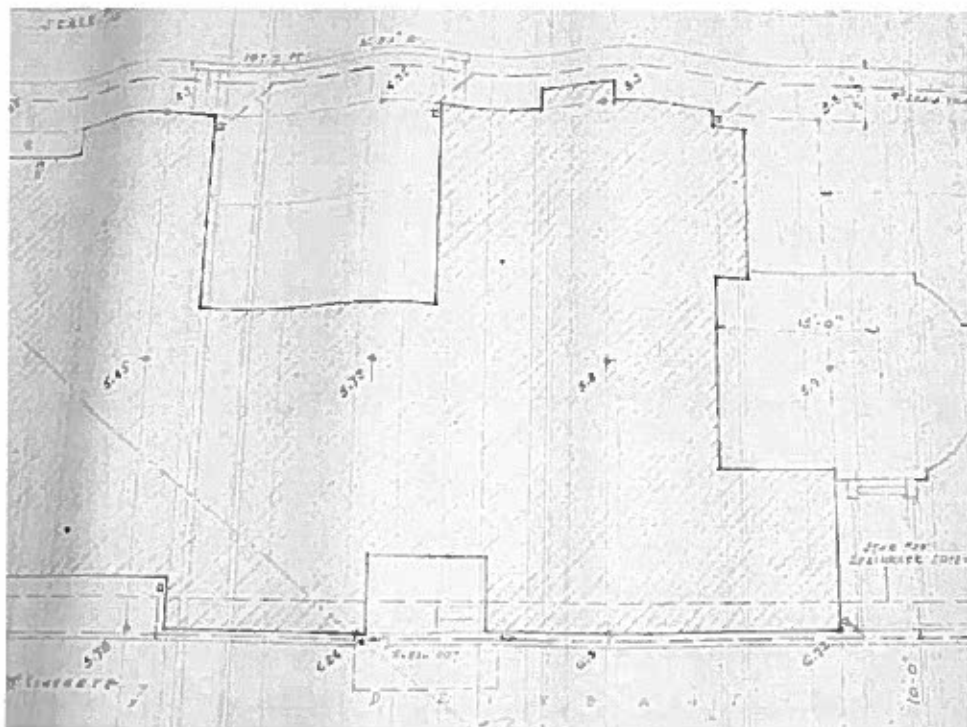
Frances Dudenport, Winie Bell Ramsey, Doreen Nitschke, Doreen Nitschke, Alice Ann Wilder, Harry Wilder Jr.

FOLLOWING ARE PHOTOGRAPHS OF THE ORIGINAL ARMON MABRY BLUEPRINTS (1950). NOTE: THE PAGE SHOWING THE FRONT AND BACK ELEVATIONS IS MISSING. The plans are too light for photocopy or scanning – the photographs are of portions of the plans, moving from right to left along the original sheet.

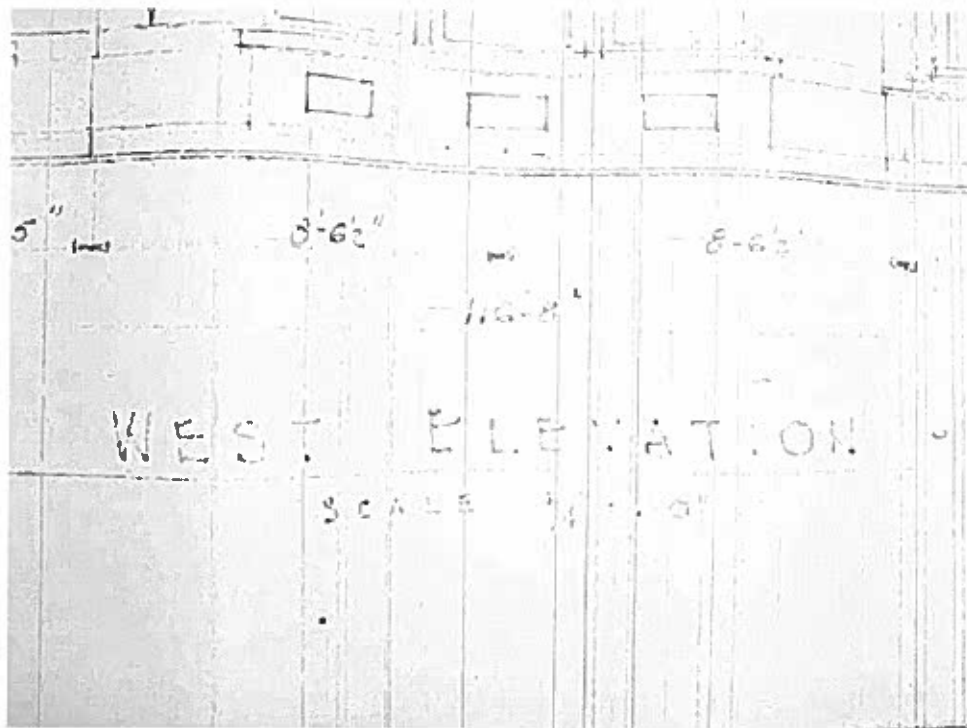
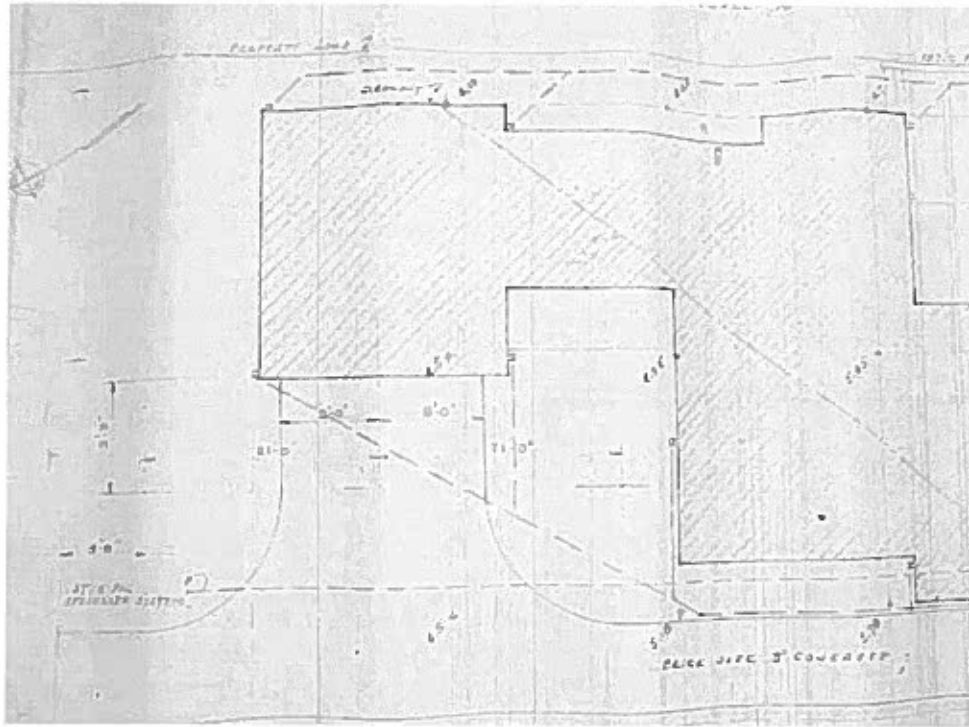
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27



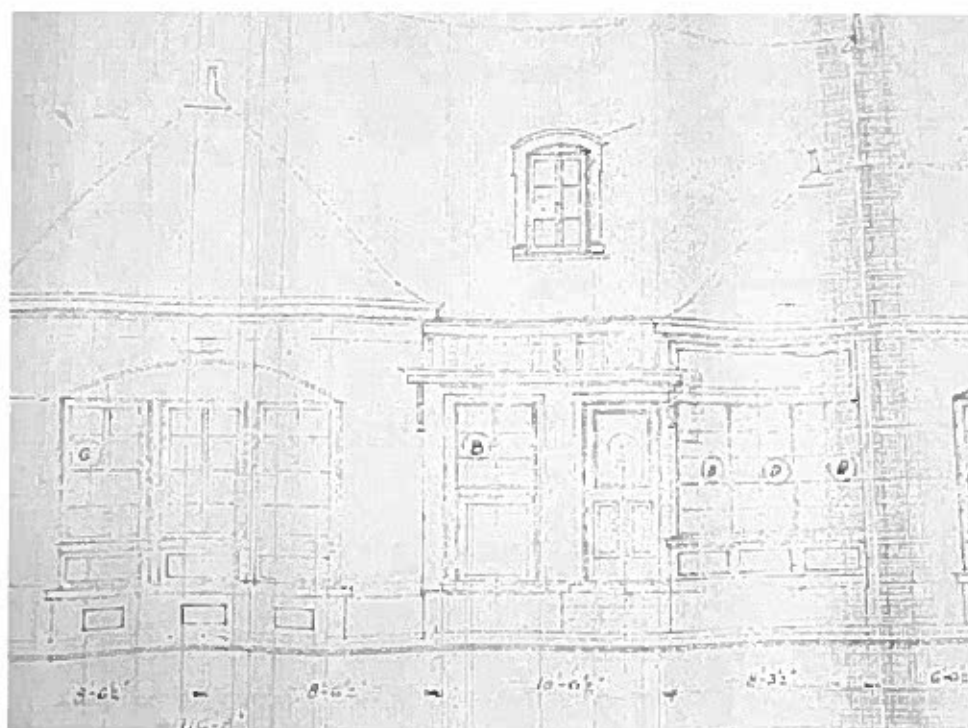
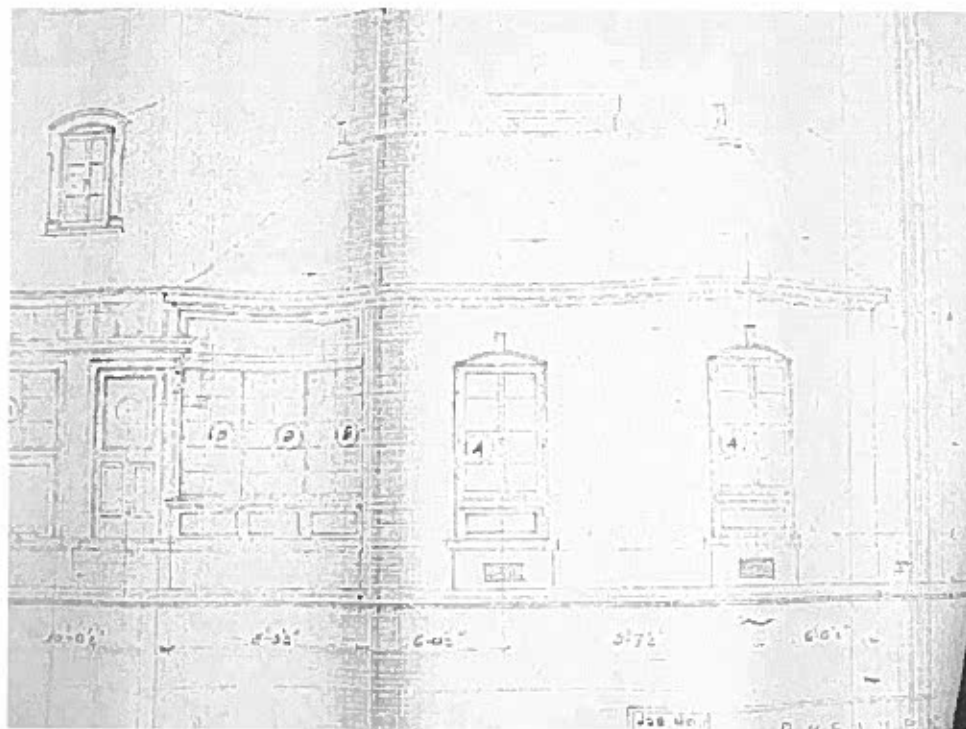
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28



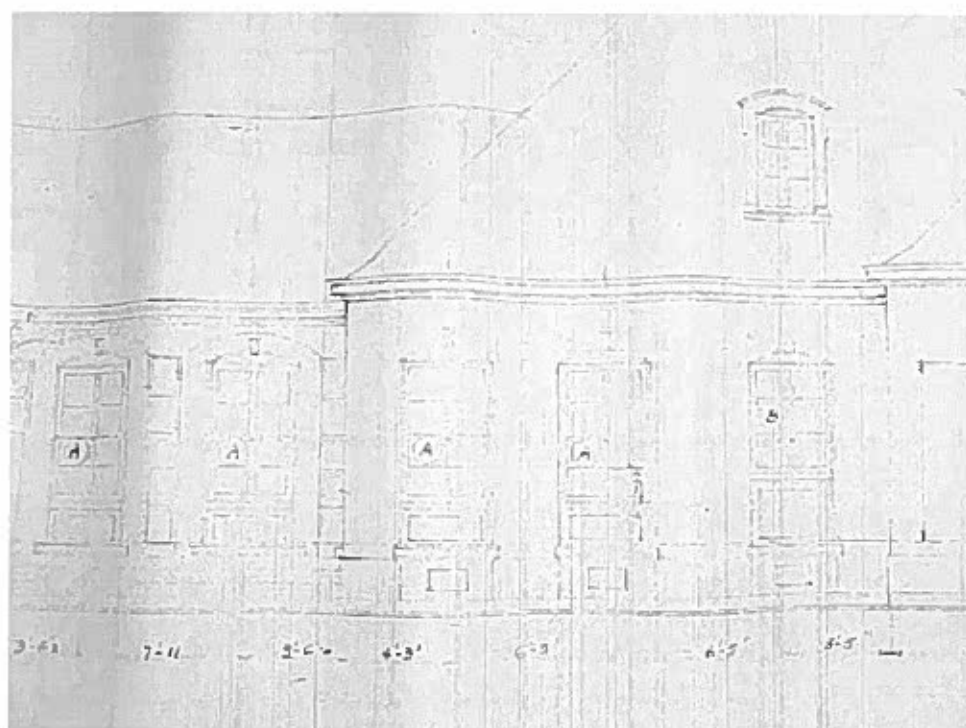
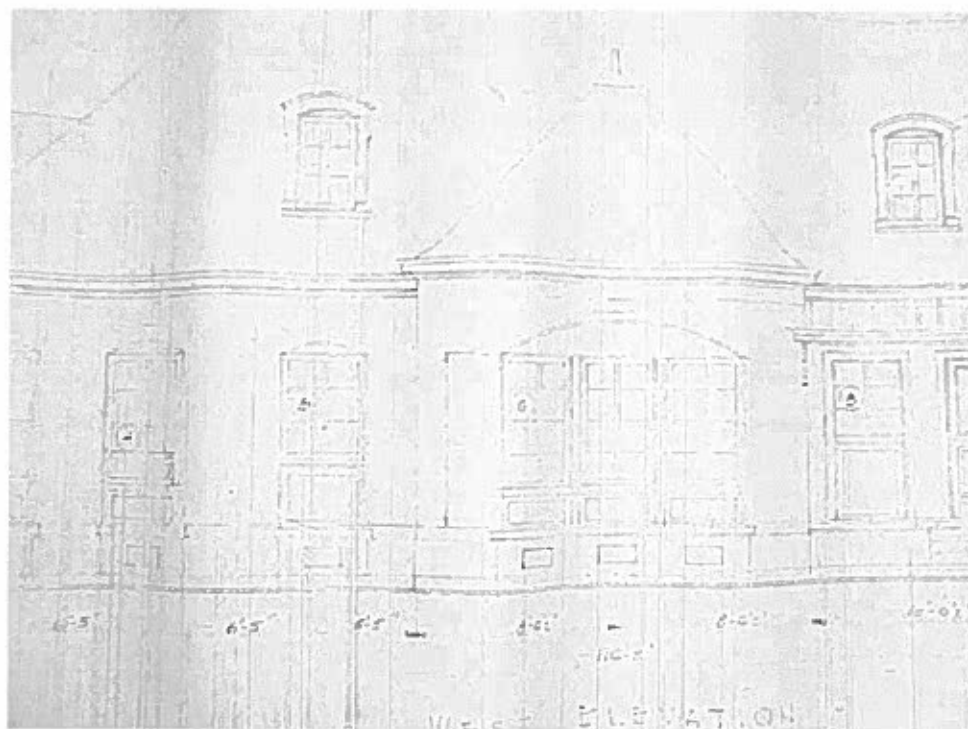
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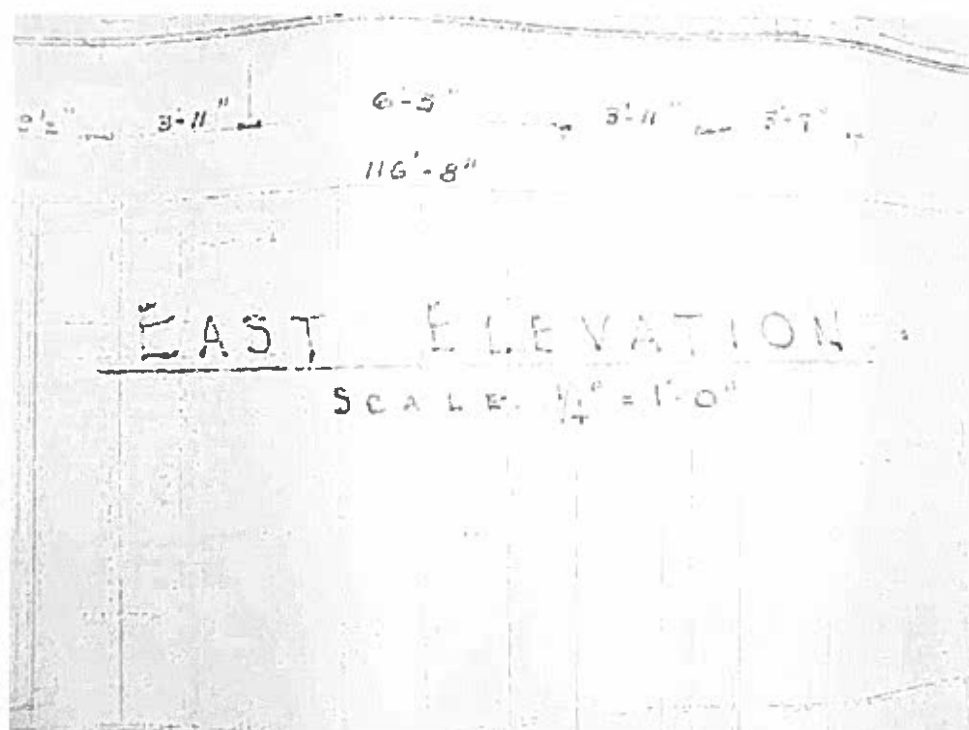
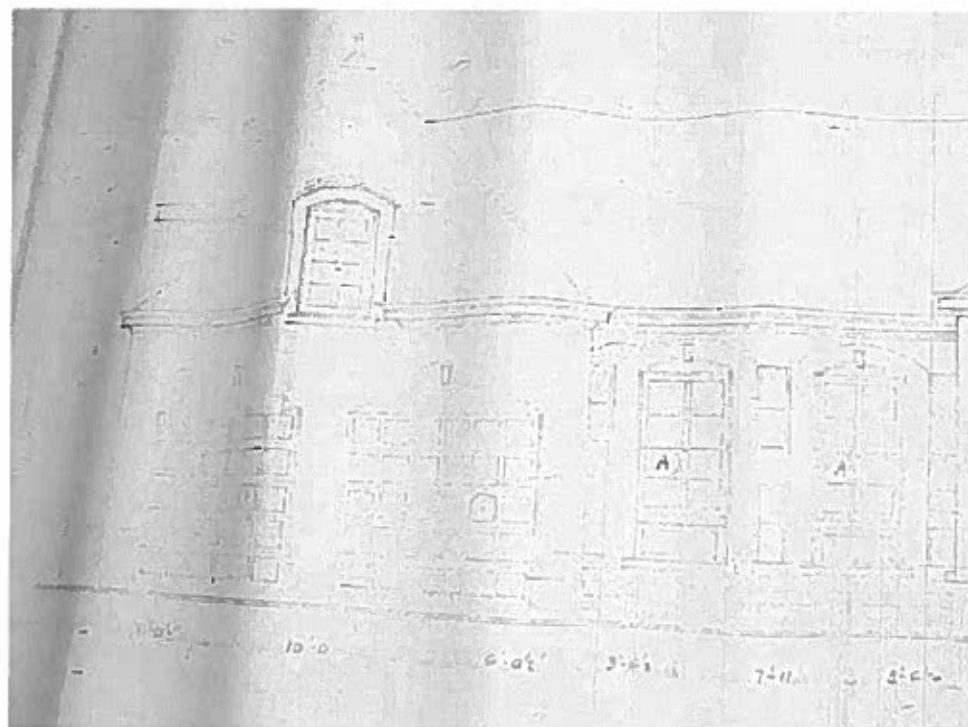
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30



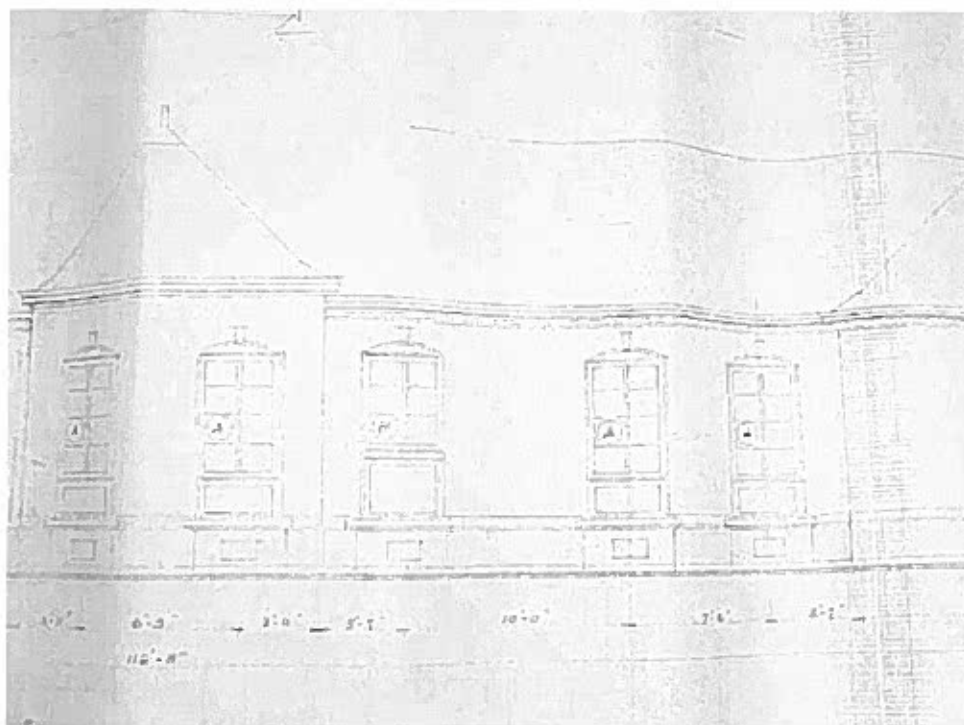
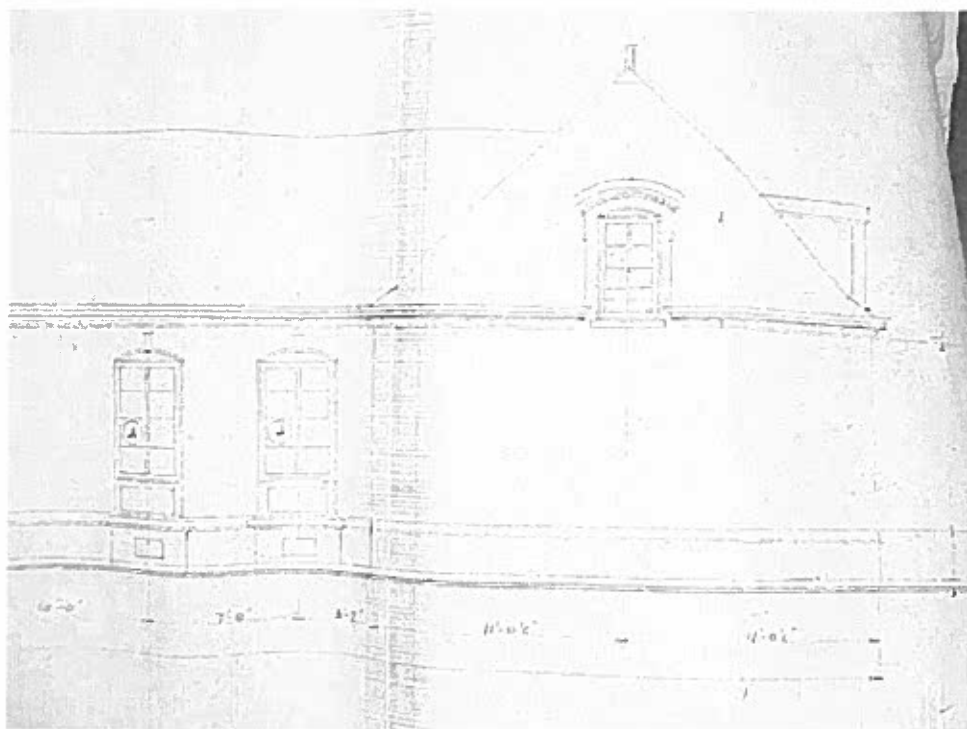
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31



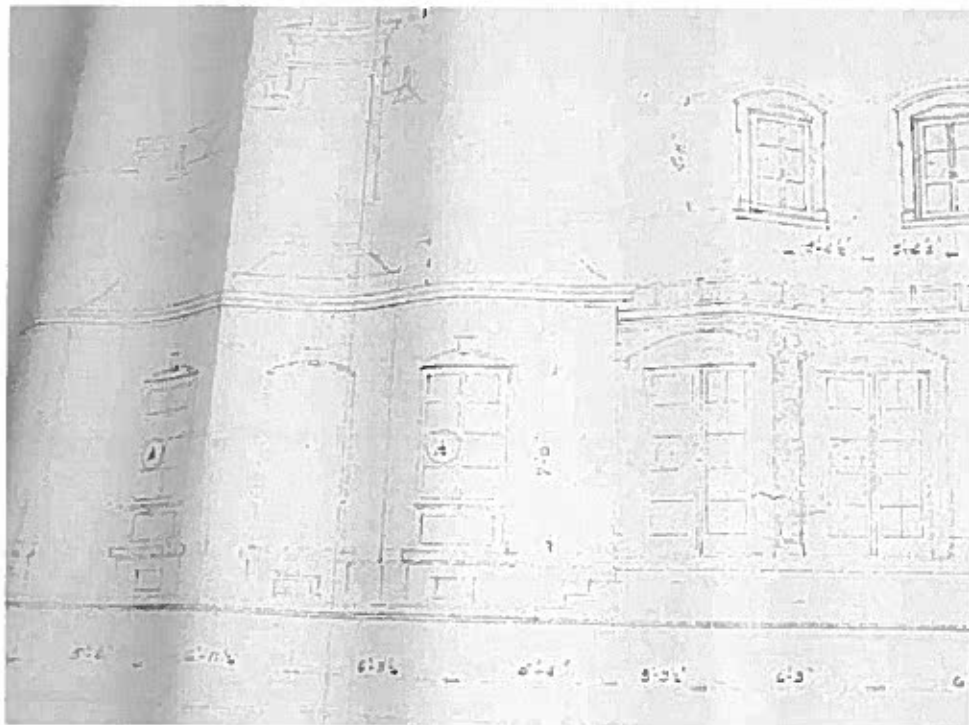
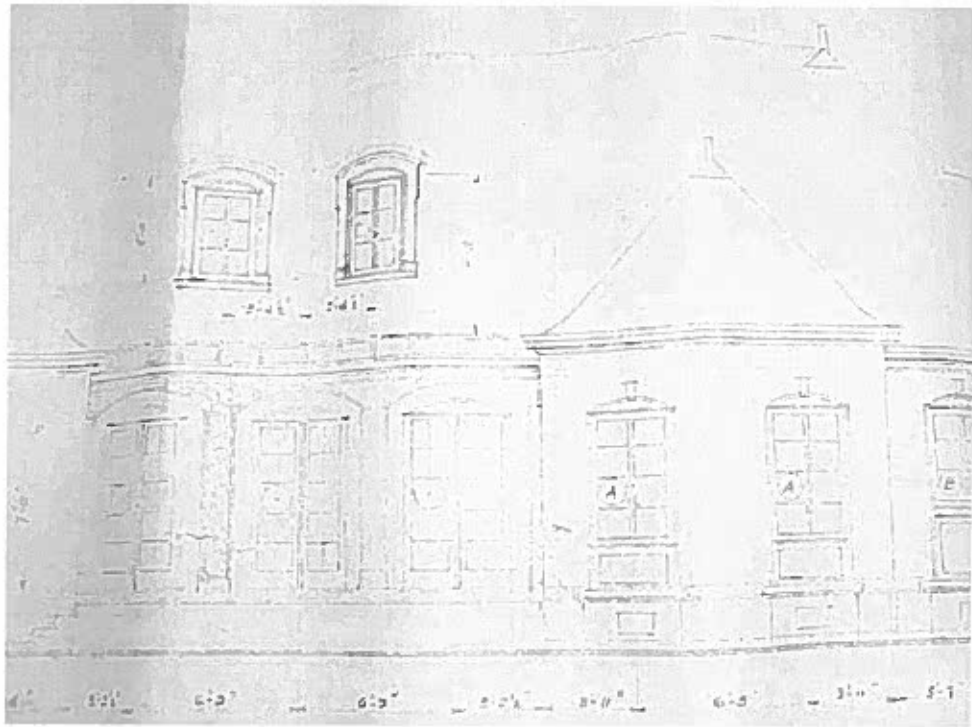
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32



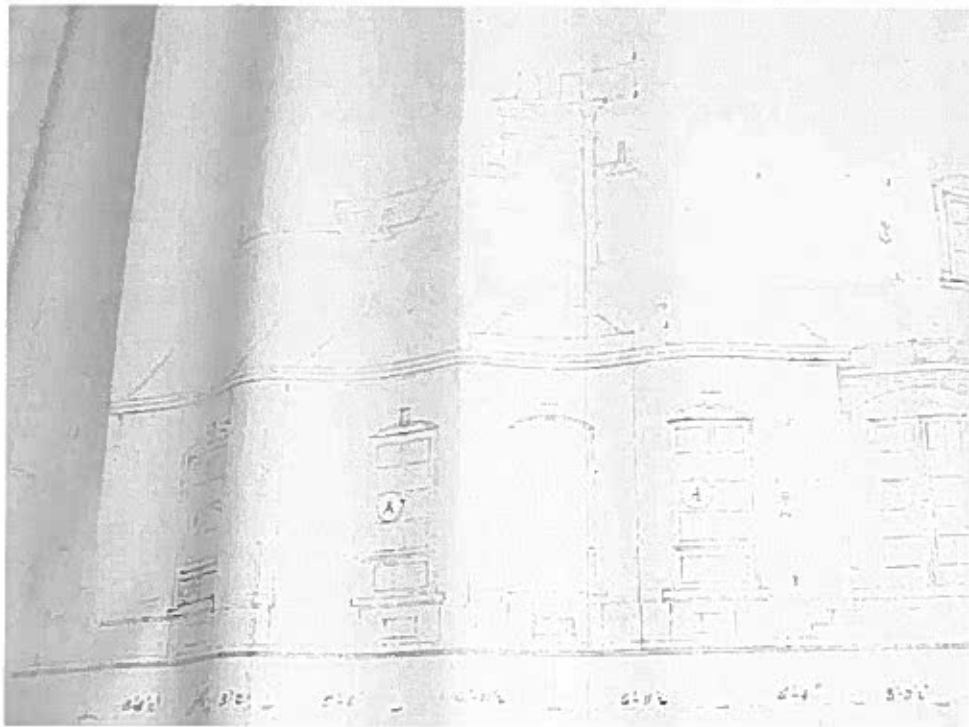
C14
33



C 14
34



C14
35





an. 1950
SF DWA

NRD-07-0081-A

C14
37

PR-07-135788 RD CITY OF AUSTIN demo - B (waiting for
APPLICATION FOR REVIEW OF A PERMIT
WITHIN A NATIONAL REGISTER HISTORIC DISTRICT

Dem o Applic)

A complete application form, including all submittal materials, is required for the City Historic Preservation Office to accept your application form. Signature by the property owner is required.

APPROVED BY

Address of Property: 1412 WATHEN

HISTORIC LANDMARK COMMISSION

Proposed Use: RESIDENCE SINGLE FAMILY

DATE: 8/11/07

APPLICANT

Name: FLENN Custom Homes, Greg Flennek
Mailing Address: 305 RIDGE RUN DR. Telephone: (512) 923-1622
City: GEORGETOWN Zip: 78628 Fax: (512) 868-2122
E-mail:

OWNER

Name: JROB Properties, LLC (Cornwall, Alice Ann Wilder, Life Estate)
By Diane Wilder-Howard, Manager
Mailing Address: 3204 Meadowbank Dr. Telephone: (512) 453-8182
City: Austin, Texas Zip: 78703 Fax: (512) 453-2145
E-mail: dwhoward@austin.rr.com

ARCHITECT (if applicable)

Name: WAREKIL & COMPANY
Mailing Address: 4105 MEDICAL PARKWAY #201 Telephone: () 467-1313
City: AUSTIN Tx Zip: 78756 Fax: ()

CONTRACTOR (if applicable)

Name: FLENN Custom Homes
Mailing Address: 305 RIDGE RUN Telephone: ()
City: GEORGETOWN Tx Zip: 78628 Fax: ()

Brief description of proposed work: REMODEL EXISTING STRUCTURE AND 2ND FLOOR
TO EXISTING ATTACH SPACE

JROB Properties, LLC (Cornwall, Alice Ann Wilder, Life Estate)
By Diane Wilder-Howard, Manager
Owner's Signature (Required) Applicant's Signature (Required)
6-25-07 7-12-07

Date

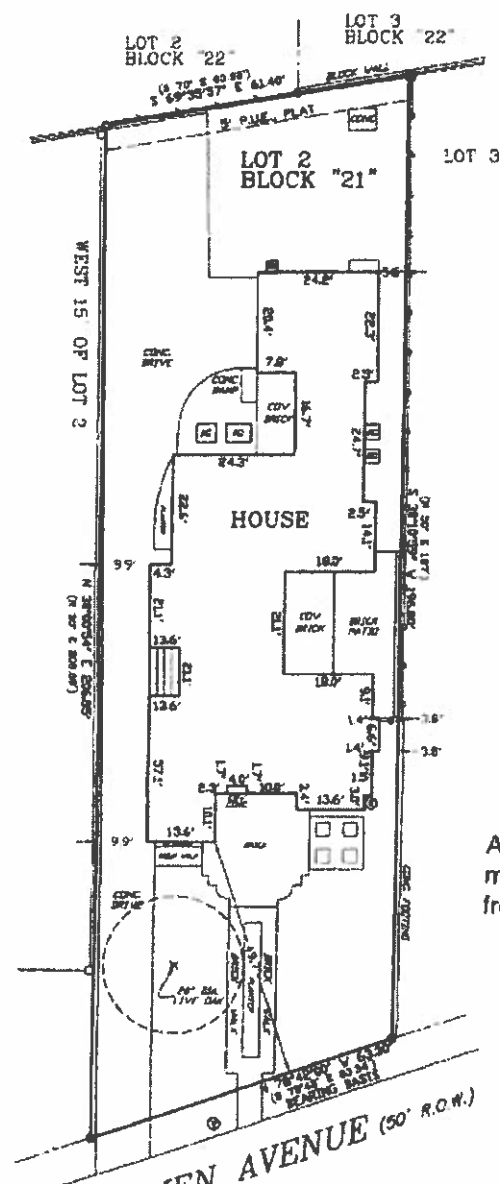
Date
RECEIVED

For City Use Only: JUL 13 2007
Application review date: Application Complete: Y/N (if no: Date applicant contacted:)
Reviewer: Submittal requirements completed: Date applicant contacted:)
Date Application Completed:

C14
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SCALE: 1"=20'

LEDGER
L33662
FILE NUMBER



- LEGEND**
- WEED FENCE
 - - - - - DRAIN LINE
 - A/E LINE
 - ELEC. METER
 - WATER METER
 - FURN. & CO. FND.
 - FIVE FND.

*** IMPORTANT NOTICES ***

THIS SURVEY IS NOT TO BE CONSIDERED AS A WRITING COPY OF RECORDS. THIS SURVEY IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN THE PURPOSE FOR WHICH IT WAS MADE. ALL POINTS ARE NOT CONSIDERED A SURVEY FOR RECORDING PURPOSES. THIS SURVEY IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN THE PURPOSE FOR WHICH IT WAS MADE. THIS SURVEY IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN THE PURPOSE FOR WHICH IT WAS MADE.

SURVEYOR'S NOTES

() SURVEYOR'S RECORD INFORMATION
ALL POINTS ARE NOT MADE ON SURVEY AND FLOOD ZONE DETERMINATION.

All Structures/Pool ETC.
must maintain 10' clearance
from AE energized power lines.

AE APPROVED
JUL 12 2007
193-24
RLS

LEDGER
L33662
FILE NUMBER

1412 WATHEN AVENUE (50' R.O.W.)

LOT 2 BLOCK '21'	SUBDIVISION / ADDITION	POSITION NUMBER
2	Private	254
1912	COUNTY, TEXAS	1412 WATHEN AVENUE
CITY	Reference	LEDE SURVEYOR



APPROVED BY
HISTORIC LANDMARK COMMISSION
DATE: 18 July 07
BY: [Signature]
for PLC Chair

D. Bell 7/19/07



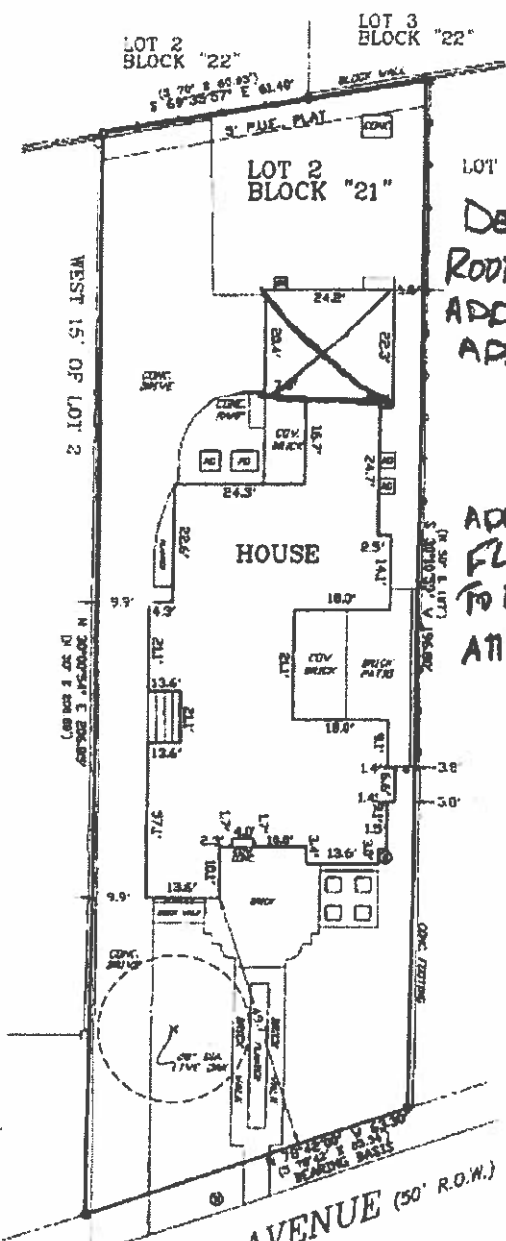
ALL POINTS SURVEYING
611 SOUTH CONGRESS AVENUE - SUITE 100
AUSTIN TX 78704
TEL: (512) 440-0671 - FAX: (512) 440-0199

DATE	07-10-07
FILE NO.	0712007
DATE	11-07

SCALE: 1"=20'

LEGEND
L3362
TAX MAP

C14
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DEMO EXISTING
ROOF STRUCTURE
ADD 9' WALKS - 2ND FLOOR
ADD ROOF

ADD 2ND
FLOOR
TO EXISTING
ATK.

LEGEND
ROAD FENCE
OPEN LINE
A/C UNIT
CLAS. MON.
GATE MON.
FOR 2ND FLOOR
WALL FENCE

IMPORTANT NOTICES

THIS SURVEY IS NOT TO BE CONSIDERED AS A GUARANTEE OF ACCURACY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBVIOUS ERRORS. THE SURVEYOR HAS NOT CONDUCTED A SURVEY FOR THE PURPOSE OF DETERMINING THE EXACT BOUNDARIES OF THE PROPERTY. THE SURVEYOR HAS NOT CONDUCTED A SURVEY FOR THE PURPOSE OF DETERMINING THE EXACT BOUNDARIES OF THE PROPERTY. THE SURVEYOR HAS NOT CONDUCTED A SURVEY FOR THE PURPOSE OF DETERMINING THE EXACT BOUNDARIES OF THE PROPERTY.

SURVEYOR'S NOTES

1. DOWNSIDE ROAD INFORMATION
ALL POINTS DOES NOT HAVE OR
WARRANT ANY FLOOD TIME
REPRESENTATION.

LEGEND
L3362
TAX MAP

1412 WATHEN AVENUE (50' R.O.W.)

LOT No.	Dist. of Lot 2	Block "21"	SECTION / ADJUTION	PERMISSION HEIGHTS
UNIT	5	Private	Proposed	Proposed
CITY	TRAVIS	COUNTY, TEXAS	Street Address	1412 WATHEN AVENUE
			Reference	LEGAL DESCRIPTION



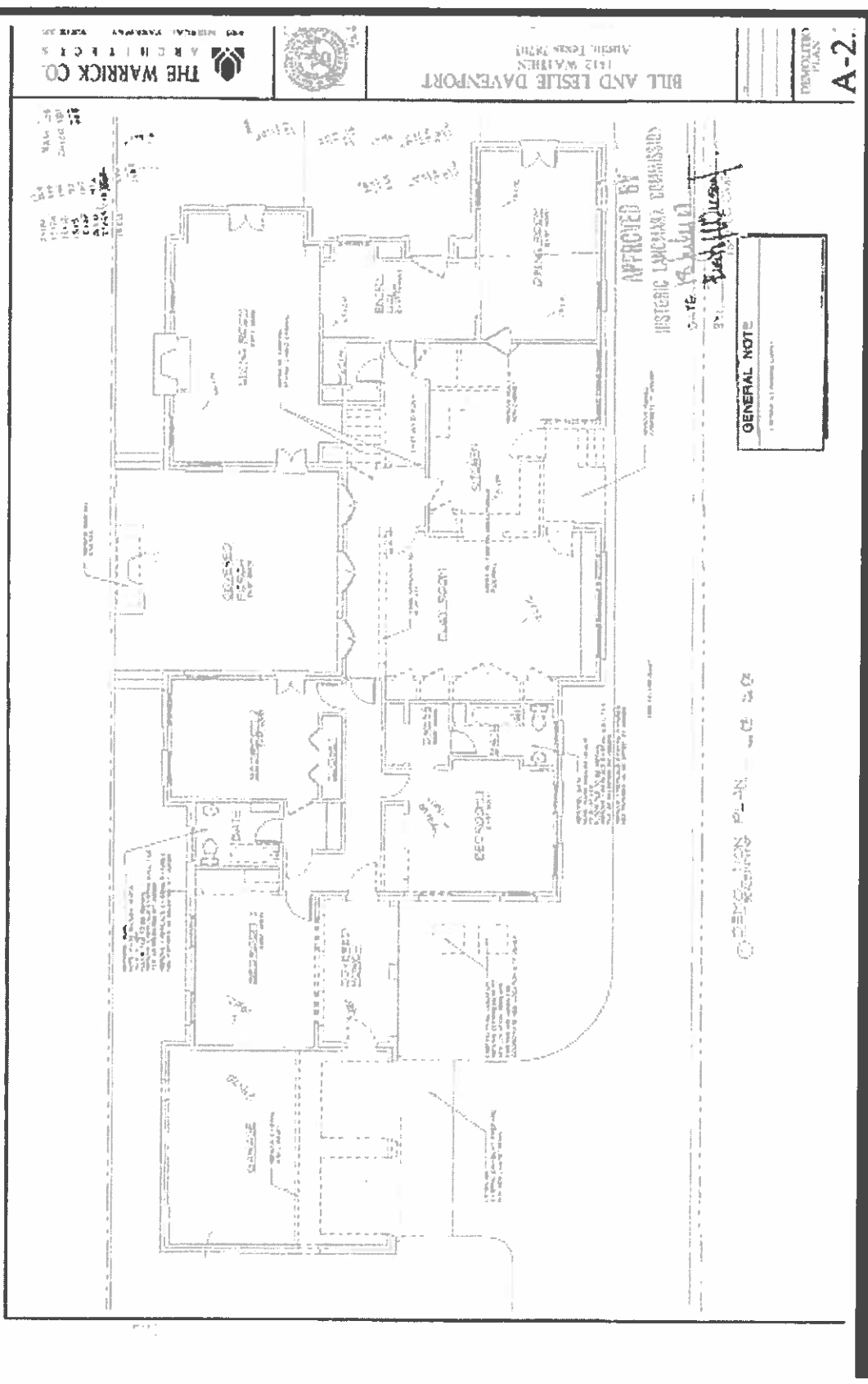
D. Bell 7/19/07



ALL POINTS SURVEYING
611 SOUTH CONGRESS AVENUE - SUITE 100
AUSTIN TX. 78704
TEL: (512) 440-0071 - FAX: (512) 440-0109

DATE	07-10-07
FILE NO.	7000007
SCALE	1"=20'

C14
41



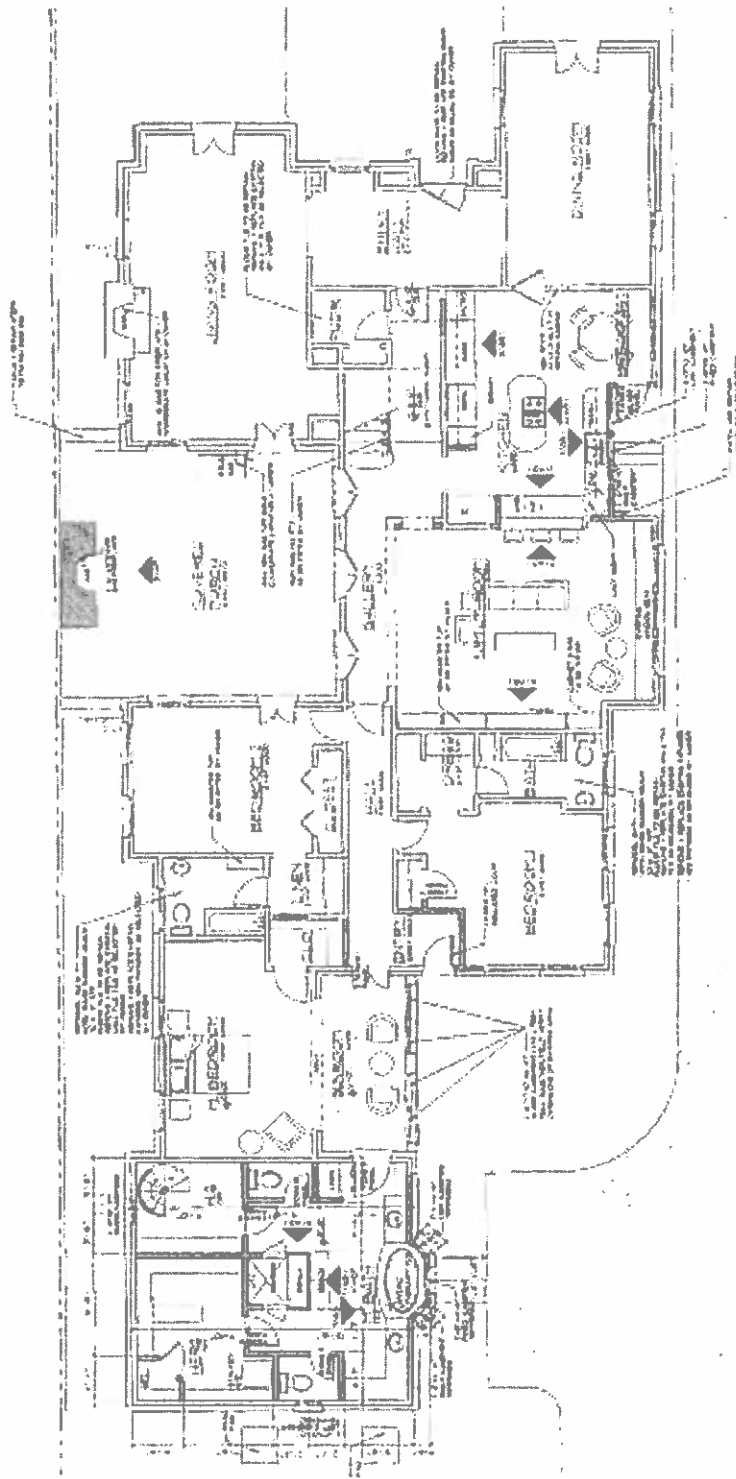
C14
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THE WARRICK CO.
ARCHITECTS
1000 WEST 10TH AVENUE
AUSTIN, TEXAS 78703



BILL AND LESLIE DAVENPORT
1412 WATKINS
AUSTIN, TEXAS 78703

FLOOR PLAN
LEVEL OR
A-2

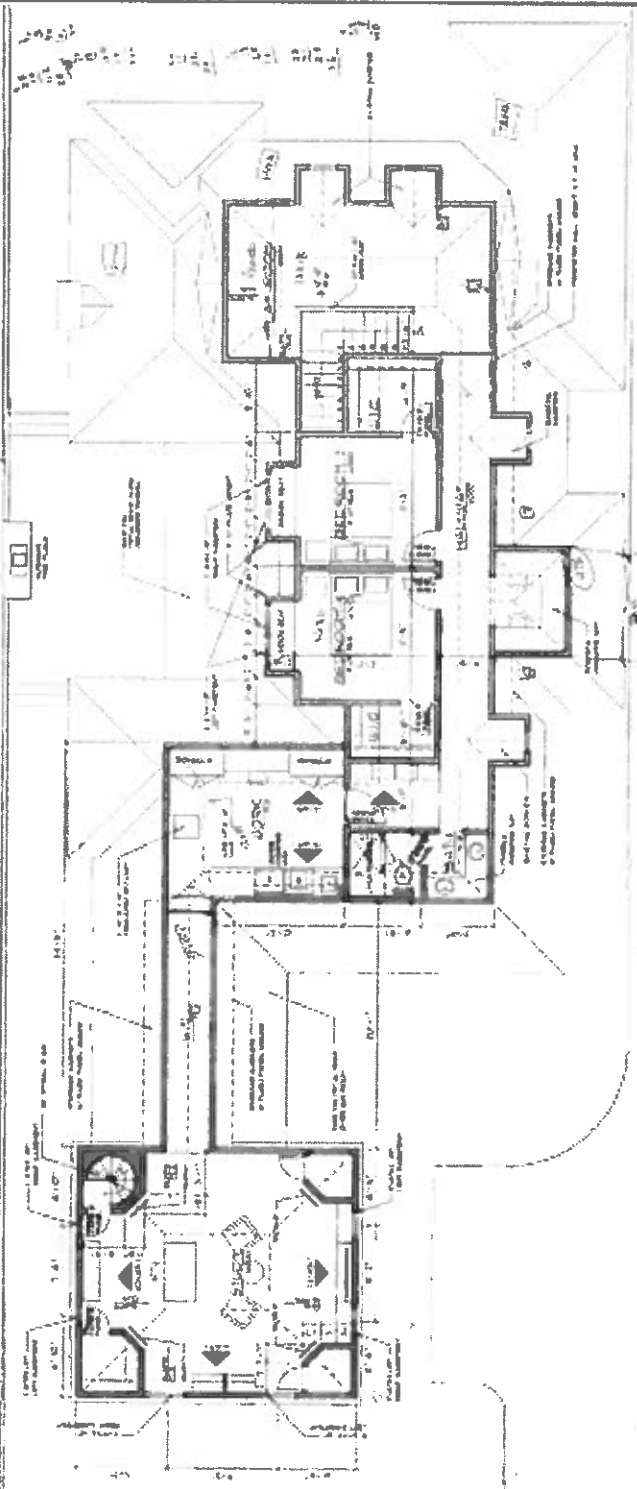


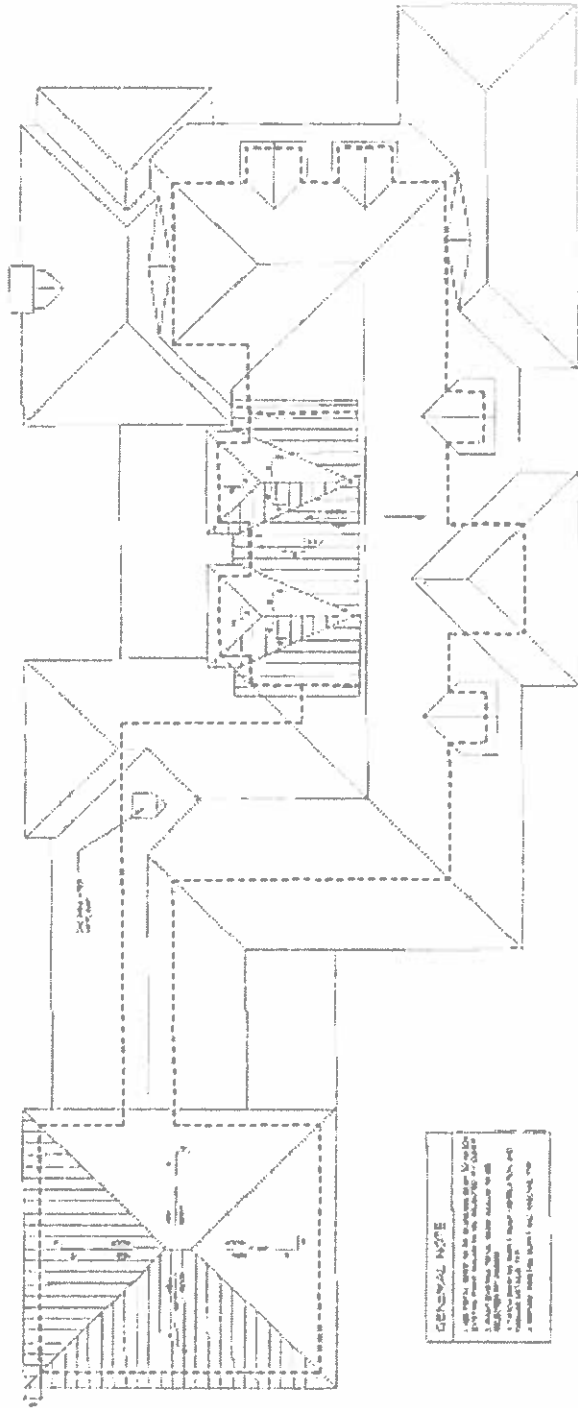
APPROVED BY
HISTORIC LANDMARK COMMISSION
7/1/79
18 July 1979

FLOOR PLAN - 1979

GENERAL NOTE
1. ALL ROOMS SHOWN ARE APPROXIMATE
2. ROOMS SHOWN ARE APPROXIMATE
3. ROOMS SHOWN ARE APPROXIMATE
4. ROOMS SHOWN ARE APPROXIMATE

APPROVED BY
HISTORIC LANDMARK COMMISSION
DATE 12 JUL 07
D. J. W. H. E. D.

[illegible]



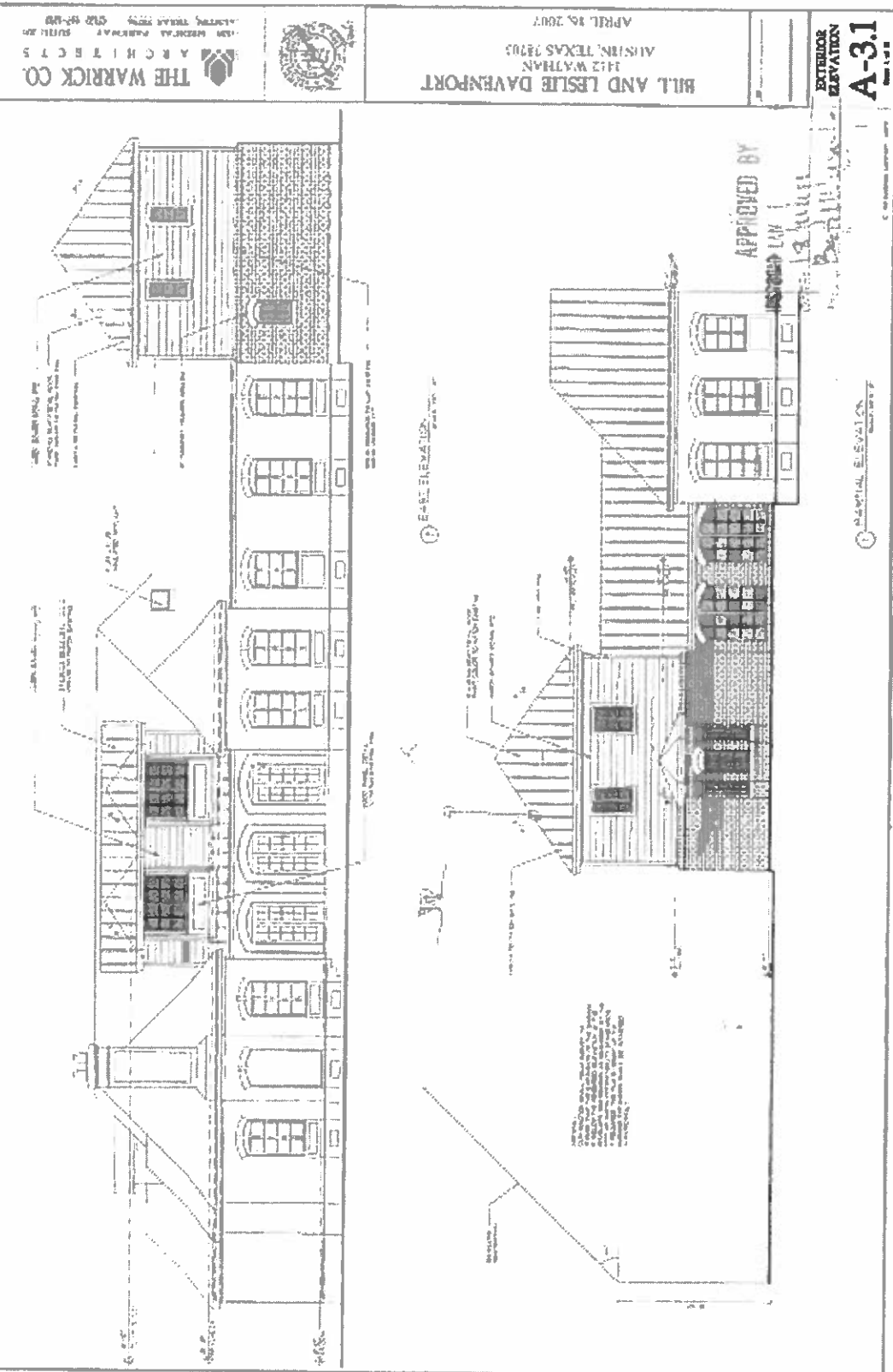
GENERAL NOTE
1. ALL ROOFING SHALL BE 30 YEAR MINIMUM LIFE.
2. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
3. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
4. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
5. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

APPROVED BY
RUSTINE LARSEN, ENGINEER
DATE: 10/10/07
BY: [Signature]
FOR: A.C. CHINESE

① ROOF PLAN - 10/10/07

C14
44

C14
4/5



C14/46

THE WARRICK CO.
ARCHITECTS
1412 W. 11TH ST.
AUSTIN, TEXAS 78701
TEL: 512-476-1111

APRIL 16, 2007

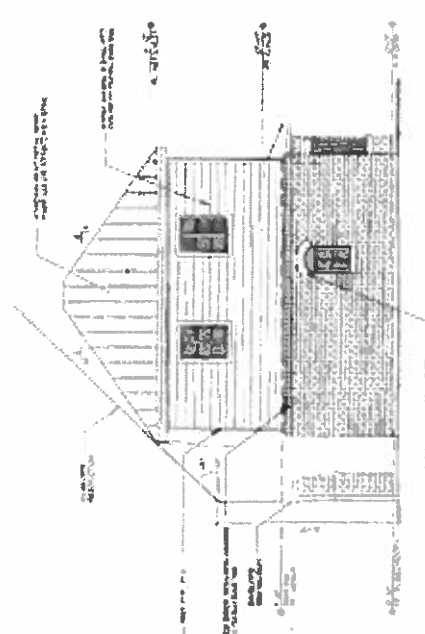
BUL AND LESLIE DAVENPORT
1412 W. 11TH ST.
AUSTIN, TEXAS 78701

EXTERIOR
ELEVATION

A-3.2

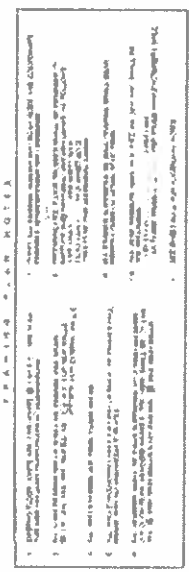
APPROVED BY
HISTORIC ARCHITECTURAL COMMISSION
DATE: 4/11/07
BY: [Signature]

1. MATERIALS: SEE ELEVATION

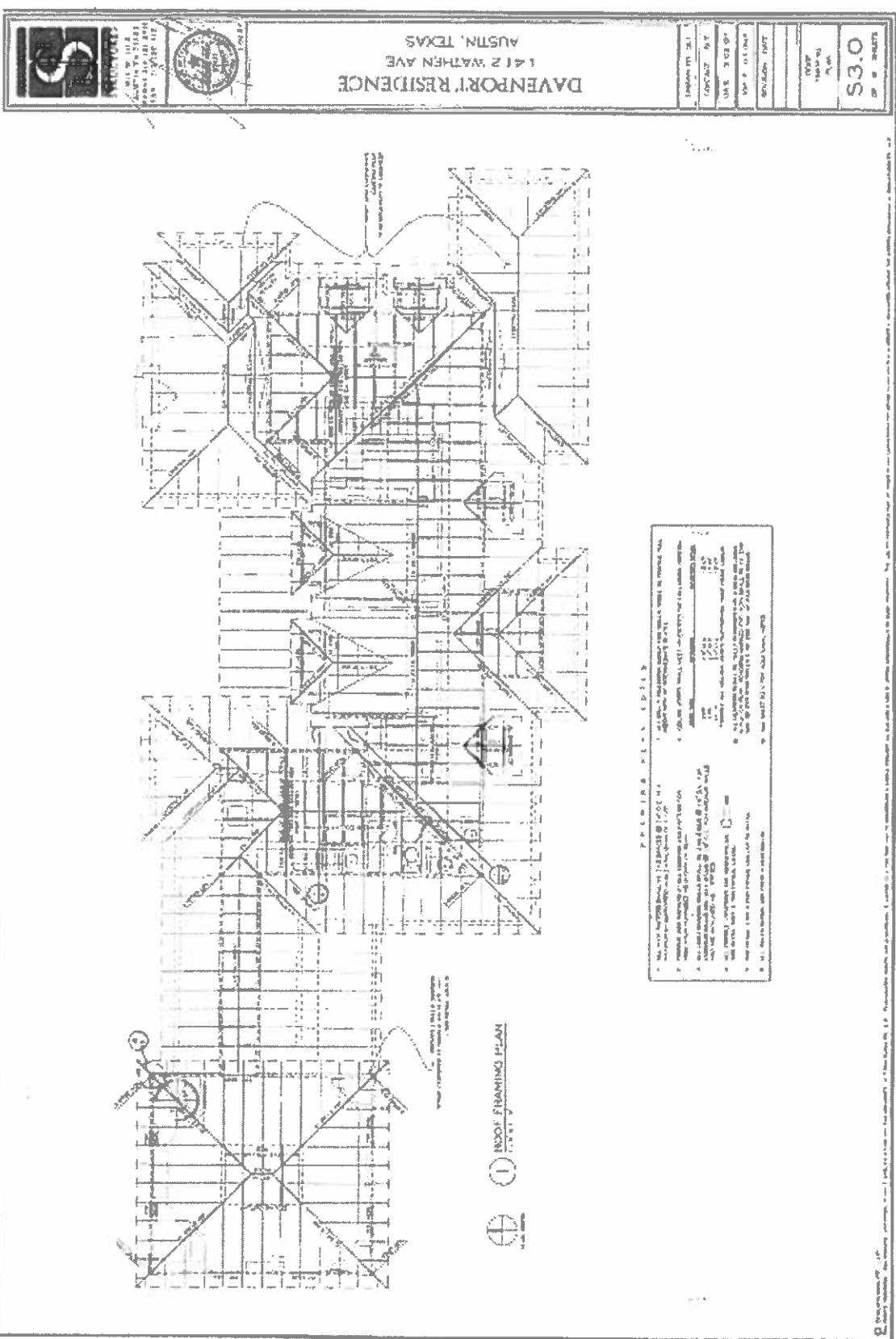


Architectural drawing of the exterior elevation of a house, showing a two-story structure with a gabled roof, a central chimney, and a front porch. The drawing includes various annotations and dimensions.

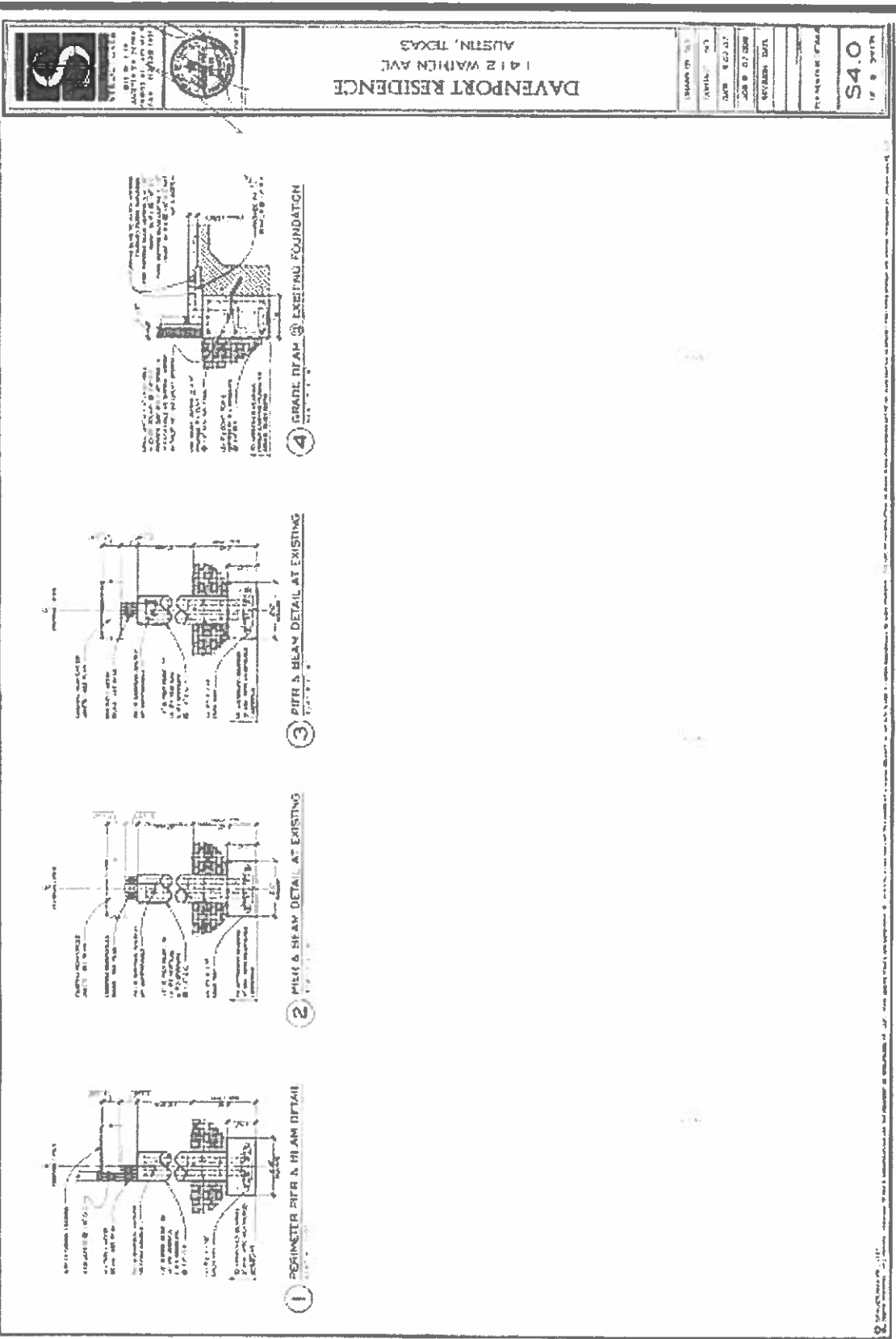
STANDARD & GATES	0.20
RECEIVED	
DATE	
TIME	
BY	
FOR	
TO	
FROM	
REMARKS	
DAVENPORT RESIDENCE	
1412 WAINEN AVE	
AUSTIN, TEXAS	

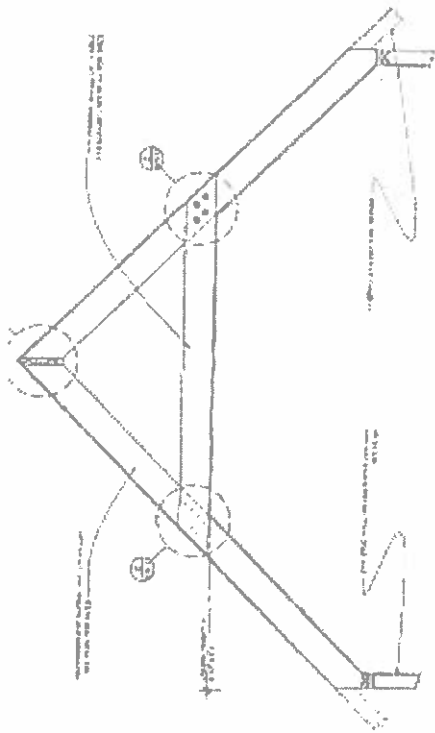


C14
49



C113
50

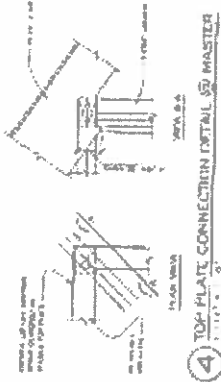




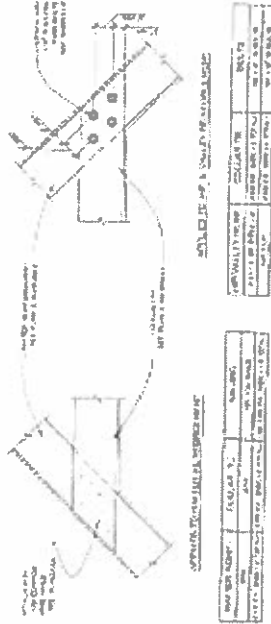
1 TYPICAL EXISTING ROOF REINFORCEMENT ELEVATION



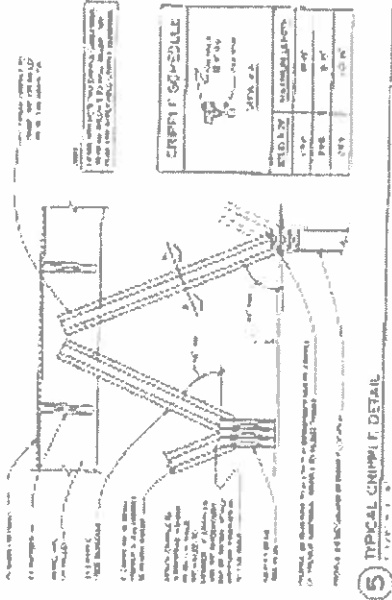
2 ROOF REINFORCEMENT CONNECTION DETAIL



3 TOP PLATE CONNECTION DETAIL TO MASTER



4 TYPICAL REINFORCEMENT CONNECTION DETAIL



5 TYPICAL GIRDER F. DETAIL

C14/51