

# ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2010-0027

HLC DATE:

July 26, 2010

PC DATE:

December 14, 2010

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APPLICANT: Laura Smith, owner

HISTORIC NAME: Bouldin-Blum House

WATERSHED: East Bouldin Creek

ADDRESS OF PROPOSED ZONING CHANGE: 615 W. Mary Street

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

SUMMARY STAFF RECOMMENDATION: Staff recommends 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:

The ca. 1894 house was moved from 1312 S. 1<sup>st</sup> Street when it was threatened with demolition in 1998. It is significant in the areas of architecture and history being an intact example of a vernacular Victorian wing-and-gable plan house with associations with Edgar and Mattie Blum, who operated a mom-and-pop grocery store for many years on S. 1<sup>st</sup> Street next to this house and who represent the historical development of S. 1<sup>st</sup> Street, which had a number of small family-owned groceries in its heyday in the 1920s and 1930s.

HISTORIC LANDMARK COMMISSION ACTION: Recommended a zoning change from SF-3-Np to SF-3-H-NP combining district zoning. Vote: 6-0 (Kleon absent)

PLANNING COMMISSION ACTION: Pending.

DEPARTMENT COMMENTS: The house is beyond the bounds of the Comprehensive Cultural Resources Survey (1984).

CITY COUNCIL DATE: December 16, 2010

ORDINANCE READINGS: 1<sup>ST</sup> 2<sup>ND</sup> 3<sup>RD</sup>

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: Bouldin Creek Neighborhood Association

BASIS FOR RECOMMENDATION:

Architecture:

One-story wing-and-gable plan vernacular Victorian frame house with a partial-width independent porch on plain square wood posts and a plain vertical picket railing.

Historical Associations:

The house was originally located at 1312 S. 1<sup>st</sup> Street, on the west side of the street between Gibson and Elizabeth Streets (now the site of a condominium project). This area was originally part of the James E. Bouldin Estate; the Bouldin home was at the current site of Becker Elementary School, but was razed many years ago. The Bouldin family heirs eventually sold off most of their land, including the area facing S. 1<sup>st</sup> Street between Gibson and Elizabeth

Streets. David W. Bouldin, the son of Col. James E. Bouldin, managed the family property after Col. James E. Bouldin died in 1876. In 1893, David W. Bouldin sold the original site of this house to Arthur J. Terrell, a grandson of Col. Bouldin. Arthur Terrell is not listed in the 1893-94 city directory, but is listed in the 1895-96 directory as living on the north side of W. Elizabeth Street, 3 blocks west of Newton Street, which would be the general vicinity of the original site of this house, and corresponds to the ownership records of the property. Terrell sold the property in 1895 to Winston D. Miller and his wife, Mildred. The Millers never lived in the house; he first appears in the 1898-99 directory as a dairyman living at the northwest corner of 1<sup>st</sup> and James in the Bouldin Addition. The 1897-98 city directory also places Arthur Terrell in a rooming house at 106 E. 2<sup>nd</sup>; he was working as a clerk, so it is clear that he had moved from South Austin by that time. However, it is not clear who was living in this house between 1897 and 1905. Terrell does not appear in the directories after 1898-99, when he was living at the Capitol Hotel and working as a clerk. Miller is listed as a dairyman living at 1<sup>st</sup> and James Streets until 1905, when his dairy is listed as being at Wilson and Crockett Streets.

The 1905 city directory is the first which has a cross-reference for addresses, but the addresses in South Austin did not have house numbers. The directory does list cross streets, but due to the dog-leg of Elizabeth Street as it crossed S. 1<sup>st</sup>, it is difficult to determine who lived in this house. Herman L. Achilles, who operated a feed and grocery store at S 1<sup>st</sup> and Elizabeth, apparently lived south of Elizabeth Street on the west side of S. 1<sup>st</sup>, while Dowie Kitchen, a carpenter, may have lived in this house in 1905. He is also listed on the north side of Elizabeth Street on S. 1<sup>st</sup> Street and above the listing for Achilles. What is clear is that while the Millers owned the property, from 1895 to 1911, the house was a rental unit. The first city directory which lists the address of 1312 S. 1<sup>st</sup> Street is 1910-11, and lists Mrs. Margaret M. Britt, a widow, at this address. Mrs. Britt had no occupation listed. J.T. Parker purchased the property from the Millers in 1911, but it does not appear that he ever lived on the property either. City directories show William D. Chunn, a clerk at Scott Cabaniss' grocery and feed store at 207 Congress Avenue, as the occupant through 1914. Ralph A. Chunn is shown as the occupant of the house in the 1916 city directory, which is also the first time that the store building which used to be at 1314 S. 1<sup>st</sup> Street is listed. Chunn operated a grocery store in the wood-frame building just south of the original site of this house. Ralph and Myrtle Chunn, along with Mrs. Augusta Ann Cox, a Georgia-born widow, purchased the property from J.T. Parker in 1917; Mrs. Cox is listed as the owner and occupant in the directories of 1918 and 1920; she operated a grocery store at 1314 S. 1<sup>st</sup> Street. Mrs. Cox apparently fell behind in her mortgage; James E. Bouldin II foreclosed on the property in 1920. From 1920 through 1929, the house was again a rental, the renters from 1927 to 1930 being Edgar and Mattie Blum.

Edgar L. and Mattie Blum appear in the 1930 U.S. Census as renters of 1312 S. 1<sup>st</sup> Street; deed records indicate that they purchased the property in 1930. The census reports shows E.L. Blum as a 44-year old native Texan who is listed as the owner and manager of a grocery store. Mattie Blum was 37 and had been born in Texas. They had two children, Dorothy, 16, and William 14. Both children had been born in Texas as well. City directories show that E.L. Blum also had a barber shop on Congress Avenue in the late 1920s and early 1930s in addition to the grocery store next door to their house. The Blums maintained their grocery business on S. 1<sup>st</sup> Street until 1965; they were one of the last mom-and-pop businesses left on what had been a street full of small groceries. In an article on the closing of their store in the American Statesman, the Blums related that they began to lose their business around 1961 when S. 1<sup>st</sup> Street was paved and people began going to shopping centers rather than shopping in the neighborhood. Edgar Blum died in 1968; Mattie Blum continued to live in the house until her death in 1976. Their daughter, Dorothy, who had married Doyle O'Brien, moved into the house after her mother passed away. Dorothy had worked as a deputy assessor for Travis County. She sold the house in 1983, and the house became a rental property again. In 1996, the First Citizens Bank of Tyler purchased the property, and in 1998, the bank sought demolition of this house and another small house to the north, both of which had been boarded up and subject to

vandalism. The case went before the Historic Landmark Commission, and a purchaser of the house moved it to its current location at the corner of S. 2<sup>nd</sup> and West Mary Streets pursuant to a Certificate of Appropriateness. File notes indicate that the house would be designated as a historic landmark at that time, but the designation was never realized. The house was restored at its new site. The current owner, Laura Smith, purchased the house in 2005.

**PARCEL NO.:** 04010211010000

**LEGAL DESCRIPTION:** Lot 8, Block E, James E. Bouldin Addition

**ESTIMATED ANNUAL TAX ABATEMENT:** \$3,965 (owner-occupied); city portion: \$1,086.

**APPRAISED VALUE:** \$377,780

**PRESENT USE:** Residence

**CONDITION:** Excellent

**PRESENT OWNERS:**

Laura Raines Smith  
615 W. Mary Street  
Austin, Texas 78704

**DATE BUILT:** ca. 1894

**ALTERATIONS/ADDITIONS:** None.

**ORIGINAL OWNER(S):** Arthur J. Terrell (1894)

**OTHER HISTORICAL DESIGNATIONS:** None.

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# LOCATION MAP



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SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

## HISTORIC ZONING

ZONING CASE#: C14H-2010-0027

LOCATION: 615 W MARY ST

GRID: H20

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.

615 W. Mary Street  
ca. 1894

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**OCCUPANCY HISTORY**  
**615 W. Mary Street**  
**(Moved from 1312 S. 1<sup>st</sup> Street in 1998)**

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

1992	Michael W. Priest, renter Commercial artist
1985-86	Sebastian Rodriguez, renter No occupation listed NOTE: The directory indicates that Sebastian Rodriguez was a new resident at this address.
1980	Dorothy O'Brien, owner Retired
1976	Dorothy O'Brien, (not listed as owner) Deputy County Assessor

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- 1972 Mattie L. Blum, owner  
Widow, Edgar L. Blum  
Retired
- 1967 Edgar L. and Mattie L. Blum, owners  
Retired
- 1963 Edgar L. and Mattie L. Blum, owners  
Proprietor, E.L. Blum Grocery Store, 1314 S. 1<sup>st</sup> Street.
- 1958 Edgar L. and Mattie L. Blum, owners  
Proprietor, E.L. Blum Grocery Store, 1314 S. 1<sup>st</sup> Street.
- 1953 Edgar L. and Mattie L. Blum, owners  
Proprietor, E.L. Blum Grocery Store, 1314 S. 1<sup>st</sup> Street.
- 1949 Edgar L. and Mattie L. Blum, owners  
Proprietor, E.L. Blum Grocery Store, 1314 S. 1<sup>st</sup> Street.
- 1947 Vacant  
NOTE: Edgar L. and Mattie L. Blum are listed as living at the grocery store, 1314 S. 1<sup>st</sup> Street.
- 1944-45 Doyle L. and Dorothy O'Brien, renters  
Mechanic  
NOTE: E.L. and Mattie Blum lived and had their grocery store next door at 1314 S. 1<sup>st</sup> Street.
- 1941 Doyle L. and Dorothy O'Brien, renters  
Doyle: Employed by Smith Motors, Lincoln-Zephyr and Mercury cars, 201 Colorado Street.  
Dorothy: Office secretary, Al DeViney Insurance, 610 Lavaca Street.
- 1939 Edgar L. and Mattie Blum, owners  
Edgar: Proprietor, Central Barber Shop, 215 Congress Avenue.  
Mattie: Proprietor, grocery store, 1314 S. 1<sup>st</sup> Street.
- 1937 Edgar L. and Mattie L. Blum, owners  
Edgar: Proprietor, Central Barber Shop, 215 Congress Avenue.  
Mattie: Proprietor, grocery store, 1314 S. 1<sup>st</sup> Street.
- 1935 Edgar L. and Mattie L. Blum, owners  
Edgar: Proprietor, Central Barber Shop, 215 Congress Avenue.  
Mattie: Proprietor, E.L. Blum Grocery, 1314 S. 1<sup>st</sup> Street.
- 1932-33 Edgar L. and Mattie L. Blum, owners  
Edgar: Barber, 215 Congress Avenue  
Mattie: Proprietor, E.L. Blum Grocery, 1314 S. 1<sup>st</sup> Street.
- 1930-31 Edgar L. and Mattie L. Blum, owners  
Edgar: Barber, 215 Congress Avenue  
Mattie: Proprietor, E.L. Blum Grocery, 1314 S. 1<sup>st</sup> Street.
- 1929 Edgar L. and Mattie L. Blum, renters  
Proprietor, E.L. Blum Grocery and Barber Shop, 1314 S. 1<sup>st</sup> Street.

1927 Edgar L. and Mattie L. Blum, renters  
Barber, 116 ½ Congress Avenue, and proprietor, grocery store, 1314 S. 1<sup>st</sup> Street.

1924 Clyde and Minnie Ross, renters  
No occupation listed  
NOTE: Edgar and Mattie Blum are not listed in the directory.  
NOTE: The address of 1314 S. 1<sup>st</sup> Street is not listed in the directory.

1922 Thomas R. and Lizzie Shugart, renters  
Grademan, City of Austin

1920 Mrs. Augusta A. Cox, owner  
Widow, Francis M. Cox  
No occupation listed

1918 Mrs. Augusta A. Cox Grocery Store  
Mrs. Augusta A. Cox, proprietor  
NOTE: Mrs. Cox lived at 1308 S. 1<sup>st</sup> Street.

1916 Ralph A. Chunn  
Proprietor, grocery store, 1314 S. 1<sup>st</sup> Street.

1914 William D. Chunn  
Clerk, Scott Cabaniss Grocery and Feed, 207 Congress Avenue.

1912-13 William D. Chunn  
Clerk, Scott Cabaniss Grocery and Feed, 207 Congress Avenue.

1910-11 Margaret M. Britt  
Widow, John Britt  
No occupation listed  
NOTE: William D. Chunn is not listed in the directory.  
NOTE: This is the first directory to list a house number with the street address.  
NOTE: In the 1909-10 city directory, Mrs. Britt is listed as living at the northwest corner of S. 1<sup>st</sup> and Gibson Streets, which is a block north of the original site of this house. Mrs. Britt does not appear in the 1910 U.S. Census report.

NOTE: It is unclear who occupied the house between 1895 and 1910. The house was owned by W.D. Miller, Jr., a dairy operator who lived at the northwest corner of S. 1<sup>st</sup> and James Streets, and this house was used as a rental property but because city directories of the period did not list house numbers, it is difficult to determine who the occupants were. The 1895-96 city directory shows Arthur Terrell living on the north side of W. Elizabeth Street, 3 blocks west of Newton Street; he also owned the property from 1893 to 1895, then sold it to Miller.

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**EDGAR L. BLUM**

Edgar L. Blum, 83, of 1312 South First Street, died Sunday in a local hospital. He was a member of the Methodist Church and had lived in Austin and Travis County for the past forty-four years.

Survivors include his widow, Mrs. Mattie Blum, Austin; a daughter, Mrs. Dorothy O'Brien, Austin; a son, William E. Blum, Austin; eight grandchildren; two great-grandchildren.

Funeral will be Monday at 2 p.m. in the Wilke-Clay Funeral Home chapel with Rev. A. D. Eberhart officiating.

Obituary of Edgar L. Blum  
Austin American, August 26, 1968

**BLUM, Mrs. Mattie, 83, Se**  
1312 S. First St., died Fri- St  
day, Services 2 p.m. Mon-  
day at Wilke-Clay Funeral- 3  
Home. Survivors: daughter, u  
Mrs. Dorothy O'Brien of A  
Austin; son, William E. v  
Blum of Manchaca; eight s  
grandchildren; 11 great-  
grandchildren. 7

Obituary of Mattie Blum  
Austin American-Statesman, May 23, 1976

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# As Progress Comes Austin American-Statesman 10/3/65 The Old Store Closes

By GREN LIPSCOMB  
Staff Writer

The old man looked for the last time at the sagging wooden door

For 46 years now, he had un-  
touched it at dawn and closed it

each dusk. Friday he bailed it  
out forever.

The seat of progress, with its  
concrete byways clogging to-  
ward mammoth suburban su-  
permarkets, with its insatiable  
American appetite for new  
products and complete shopping

cities under a single roof, had  
caused his small corner grocery  
store slowly to dwindle into a  
defeat.

R. L. Blum and his wife Mat-  
tie have spent 138,000 hours in  
their pine-frame structure at  
1314 South First. They have  
supported themselves, raised  
two children, and endured the  
economic shocks of several  
wars, recessions and a depres-  
sion.

But progress was too much  
for them. Ever since South  
First was paved in 1911, for  
which Blum was assessed  
\$1,126, people ceased to stop.  
Instead traffic continued on to  
the flowering shopping centers,  
with their ample parking space  
and beautiful horns of plenty.

"We're not bitter; just sad.  
But I suppose we're ready to  
quit anyway," Blum said, the  
smoke from his well-chewed  
cigar circling around his  
crumpled two-gallon stein.

Blum is 81; his wife 73.

"We are thankful to a lot of  
people who have done business  
with us. Of course, we're not so  
thankful to the ones who still  
owe us money," Blum said.

"But we've forgotten all of  
that," his wife interjected.

Bills totaling some \$2,000 and  
going back to the 1920s are still  
owed the Blums.

"How can you ask grown chil-  
dren to pay the bill of their  
long-dead father who pur-  
chased a slab of bacon in 1927  
for 6.95, now selling for 94?"  
Blum asked.

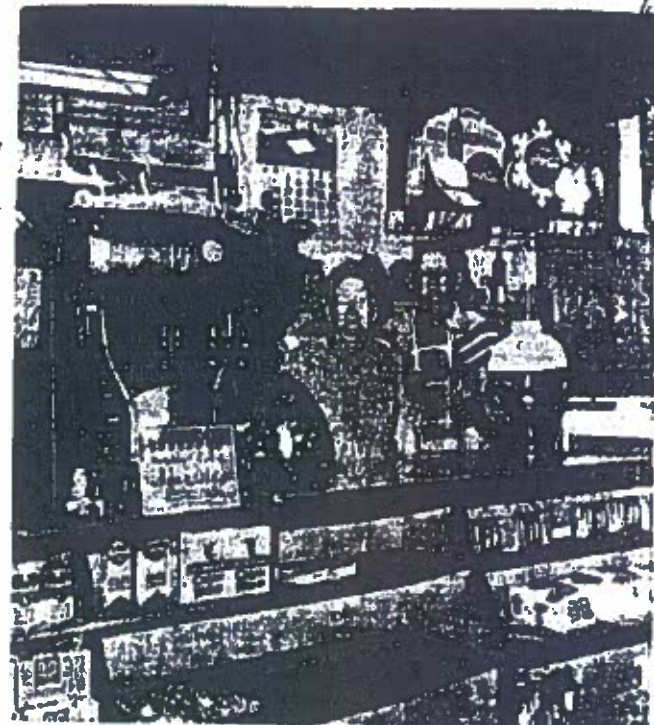
The store has undergone little  
change through the years. The  
old oak tree growing into the  
foundation in front has ac-  
quired a few more cigarette  
stems, but that is all. The thick  
brass scales inside, with  
their leafy grill work, have given  
on the correct weight for three  
score years and still earn the  
Department of Agriculture  
stamp of approval. Karaoke  
lanterns are used when the elec-  
tricity goes out. The 46 wall bulbs that  
hang from the sagging ceiling  
burn out.

The old ice box, with its 100  
pound blocks of ice, has been re-  
placed by a meat counter. But  
even the counter is 35 years  
old. It still displays dry salt  
loaf.

"We still sell heroene oil,"  
Blum said, pointing with wrink-  
led but still firm hand to a  
large tin container with a  
pump on top.

"People in the neighborhood  
use it for cooking and light-  
ing," he said.

"And we have penny cook-  
ies," his wife added.  
But there have been some



MR. AND MRS. BLUM WORK ON THE LAST DAY  
Both spent 138,000 hours operating their small store

changes, namely in prices and  
types of merchandise. The 100-  
pound sacks of sugar are gone,  
as are the 25 cents a dozen eggs.  
Once a general store, its shelves  
are laden now only sparsely  
with a few dusty boxes and cans  
of every day staples.

"During World War II, the ra-  
tion board limited my store to  
two pounds of sugar and two  
cans of cigarettes a week.  
Times were rough then," said  
Blum.

The store has seen other  
rough times, with several fires  
and robberies, including one  
that was came up through the  
floor.

The Blums live next to their  
store in a small four-room house  
garlanded with flowers, dogs,  
chickens and old oak trees.

They have two children, Mrs.  
Dorothy O'Brien and William E.  
Blum, both of Austin, eight  
grandchildren and two great-  
grandchildren.

And what will they do now?  
"Oh, I suppose I'll take Mat-  
tie fishing. We don't particu-  
larly want to travel. I haven't  
left the state since 1953 and  
Mattie has never been farther  
than Big Spring. We're satisfied  
here," Blum said.

"Besides, we've got much  
money. All we have is time,"  
his wife added.

Somewhat the old man  
could not grasp the passing of  
the years. He could not remem-  
ber distinctly the brown-faced  
little girl whose child now  
comes to buy candy, or the  
frail elderly woman whose  
credit had stretched simply

money. All we have is time,"  
his wife added.

Somehow the old man  
could not grasp the passing of  
the years. He could not remem-  
ber distinctly the brown-faced  
little girl whose child now  
comes to buy candy, or the  
frail elderly woman whose  
credit had stretched simply

money. All we have is time,"  
his wife added.

Somehow the old man  
could not grasp the passing of  
the years. He could not remem-  
ber distinctly the brown-faced  
little girl whose child now  
comes to buy candy, or the  
frail elderly woman whose  
credit had stretched simply

money. All we have is time,"  
his wife added.

Somehow the old man  
could not grasp the passing of  
the years. He could not remem-  
ber distinctly the brown-faced  
little girl whose child now  
comes to buy candy, or the  
frail elderly woman whose  
credit had stretched simply

too far. Nor could he parti-  
cularly remember the days of  
hunger and days of plenty. The  
crash of 1929, the war an-  
nouncements, Roosevelt's  
death — only a blur, like the  
careless change of seasons.  
His small wooden store had with-  
stood so well and seemed to  
laugh at her 46 years.

His hair had turned white  
with time as the sparks in his  
stern blue eyes had become a  
dusty gray—but he had not  
really noticed.

In fact, he could remember  
nothing, except that he was  
tired and it had been a long  
night into day. There was  
now, and now was not  
long with him. Somehow the  
store had endured better than  
he.

The old man walked out to  
the window and glanced at the  
clouds that hung heavily like  
thick blanket of worried  
smoke.

His eyes then took in the  
antique stores he had pur-  
sued before in a gentle  
way. He wondered if he could  
fit them up for the coming  
winter.

But then, there was no  
time. They would not be used  
winter.

FORTY-YEAR-OLD GROCERY STORE  
Its doors closed Friday.

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**ZONING CHANGE REVIEW SHEET**

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CASE NUMBER: C14H-98-0003  
1310-1312 S. First

H.L.C. DATE: April 27, 1998,  
May 18, 1998  
August 24, 1998

P.C. DATE:

AREA: .52 acres

APPLICANT: City of Austin

AGENT: Barbara Stocklin

ADDRESS OF PROPOSED ZONING CHANGE:

ZONING FROM: CS and SF-3

TO: CS-H and SF-3-H

SUMMARY STAFF RECOMMENDATION:

(1) To remove May 18, 1998, Historic Landmark Commission recommendation to re-zone southwestern portion of property containing house at 1312 South First Street from CS to CS-H.

(2) To initiate historic zoning case for house at new location (615 West Mary Street).

HISTORIC LANDMARK RECOMMENDATION:

PLANNING COMMISSION ACTION:

DEPARTMENT COMMENTS:

- Historic Landmark Commission initiated historic zoning case on April 27, 1998, in response to a demolition permit application filed by Citizen's First Bank in Nacogdoches, Texas for two houses at 1310 and 1312 S. First Street.
- On May 18, 1998, Historic Landmark Commission voted 8-2 (Alexander, Holford nays; Christianson absent) to recommend that southwestern portion of lot that included house at 1312 South First Street (but not house at 1310 South First Street) be zoned from CS to CS-H. The property recommended for historic zoning contained approximately 10,837 square feet of property (southern 76.73 feet of frontage along South First Street by 141.23 feet of frontage along West Elizabeth Street).
- On August 24, 1998, Historic Landmark Commission granted a Certificate of Appropriateness to Todd Sanders, a private citizen, to relocate house at 1312 South First Street to 615 West Mary Street as a personal residence. Historic Landmark Commission voted 8-0-1 (Rabago, abstained; Withers, absent;) to grant a Certificate of Appropriateness for the relocation project.



**Historic Landmark Commission**  
**May 18, 1998**  
**Agenda Item B.1.**

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**Property:** C14H-98-003 – Cox-Blum Houses;  
1312 to be renamed Bouldin-Terrell-Blum House

**Address:** 1310-1312 South First Street

**Owner:** Citizen's First Bank

**Applicant:** city of Austin

**Local Survey or Recognition:** Comprehensive Survey of Cultural Resources

**Other Historic Recognition:** None

**Architectural Description:**

1310 – c. 1909 wood-frame modified L-plan cottage with cross-gabled roof and return gable ends, featuring an infilled front porch, board-and-batten siding, and back additions.

1312 - c. 1894 wood-frame L-plan cottage with a cross-gabled roof and return gable ends, featuring an inset front porch with chamfered columns, clapboard wood siding, 2/2 vertical wood sash windows, and back addition with shed roof.

**Summary Staff Recommendation:** Staff recommends CS-H, commercial service-historic zoning for the house at 1312 South First Street, based on designation criteria (1), (3), (9), (11) and (12). The house at 1310 South First Street does not appear to meet any of the designation criteria.

**Case Background:** Citizen's First Bank submitted a demolition permit for the houses at 1310 and 1312 S. First Street; permit reviewed by staff on 4/23/98. Staff did not release the permit immediately because property was included in *city of Austin Comprehensive Survey of Cultural Resources*. At its 4/27/98 meeting, the Historic Landmark Commission requested staff to research the property further to determine if it meets the designation criteria for historic zoning.

**Recommendation:** The house at 1310 South First Street does not meet any of the historical designation criteria. However, the house at 1312 South First appears to meet the following historical zoning designation criteria as listed in Sec. 13-2-103 of the Land Development Code:

1. Character, interest or value as part of the development, heritage or cultural characteristics of the city of Austin, state of Texas, of the United States.
  3. Embodiment of distinguishing characteristics of an architectural type or specimen;
  9. Exemplification of the cultural, economic, social, ethnic or historical heritage of the city, state or United States;
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- C23/14
11. Identification with a person or persons who significantly contributed to the culture or development of the city, state or United States;
  12. A building or structure that because of its location has become of value to a neighborhood, community area, or the city.

**Summary of Additional Information and Occupancy Records:**

County deed, tax and occupancy records all indicate that the house at 1312 West 10<sup>th</sup> Street was built by the Bouldin family as a residence for Arthur Bouldin Terrell, grandson of Col. James Edward Bouldin.

There is very little information available through local sources regarding James Bouldin (I), although it is known that he was born in Henry County, Virginia in 1796. The Colonel married Malinda Saunders in 1825, also born in Virginia, and they had five children: James E. (II), Mary V., Constance, Ann Elizabeth and David W. The family moved to Missouri in 1832, and then came to Austin about twenty years later. At least, James (II) and Ann Elizabeth stayed behind in Missouri. Upon arriving in Austin in the early 1850s, Colonel Bouldin began to acquire a considerable amount of property, most of which was originally part of the Isaac Decker League in South Austin.

After the Colonel died in 1876, the estate was managed by David W., the only son remaining in Austin. Local records indicate that David W. lived in a large residence on family land (at an unknown date) at a site that is now occupied by Becker Elementary School (corner of W. Milton and Bouldin Avenue). David W. died in the early 1890s (probably 1893), and the Bouldin descendants then began subdividing and selling off family lands. The family subdivided Bouldin Addition, roughly bound by what is now East Bouldin Creek on the east, the UP railroad tracks on the west, West Elizabeth on the north, and West Live Oak Street to the south in 1894. The family homestead was located in the middle of the subdivision.

The family apparently built a house for Arthur Bouldin Terrell, grandson of Colonel James Bouldin, at what is now 1312 South First Street, c.1894. Arthur was the youngest of five children born to Ann Elizabeth Bouldin (born 1828; died in Austin in 1860) and Alexander Watkins Terrell (born 1827), a prominent district judge (1857-1863) and state senator (1876-1884), representative of the U.S. house of representative (1891-1892; and 1903-1905) who also served as minister to Turkey under President Grover Cleveland (1893-1897).

Arthur Bouldin Terrell and his wife Mary sold the house and associated .52 acres of property to Winston D. Miller in November of 1895 (perhaps because he married). In the deed conveying the property to Mr. Miller, Arthur states that he and his wife were occupying this land as a homestead. In 1895, the county valued the .52 acre property at \$500 and assessed taxes from Arthur for the property as well as for two horses and a carriage. Arthur and his wife apparently moved to town after the house and associated property was sold. No mechanic's lien was found to document the

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construction of the house, although the deed, tax and occupancy records all indicate that Arthur Bouldin Terrell was living at this address.

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In 1896, the Bouldin family sold the land immediately west and north of the .52 acre tract to Southern Building and Loan Association who then subdivided the property into South Heights Addition. The .52 acre tract changed hands numerous times from 1911 to 1924. The house at 1310 was built c. 1909. The small board-and-batten, modified L-plan cottage has served as a rental house for most of its existence.

By 1928, Edgar L. Blum and his wife Mattie were living at 1312 South First Street and running a grocery store out of an adjacent commercial building (now demolished) located just south of the house at 1314 South First Street (sitting on the corner of West Elizabeth and South First Street facing onto South First Street). In 1930, the Blum's purchased the .52 acre tract of property. They continued to occupy the house at 1312 S. First Street. Edgar L. Blum worked as a barber downtown for many years while Mattie operated the store. The Blum's raised two children in the house: Dorothy and William.

At this time, South First Street served as a major north to south corridor, accommodating traffic to South Heights Addition, Bouldin Addition, the State School for the Deaf and other communities to the south of Austin. During the 1920s through 1950s, numerous retail services – such as grocery stores – operated on South First Street and were interspersed between residential uses. City directories indicate that there were a dozen or more family-operated grocery stores on South First Street in the 1920s and 1930s. After World War II, however, the consolidated grocery store drove most of the smaller family groceries out of business. The Blum's kept their grocery store open until 1965, making it one of the last family-owned groceries in South Austin. A 1965 article in the *Austin American Statesman* covered the store's closure that year. The Blum's occupied the house at 1312 South First Street until 1976 (Mattie died in 1976 and Edgar died in 1968). Unfortunately the grocery store itself is no longer there (although it was present during the *1984 Comprehensive Survey of Cultural Resources*)

#### **Statement of Significance:**

The house at 1312 South First Street remains as one of the oldest (and perhaps the oldest) surviving house located on lands owned and sub-divided by the Bouldin family. Numerous L-plan cottages were built in the early 1900s in the Bouldin and South Heights Addition, but most of these have been heavily modified. The house at 1312 South First Street, with its original wood-frame windows and wood siding, remains as one of the most intact, historic L-plan houses surviving in the immediate South First Street area.

The house at 1312 South First Street is also the only known house surviving in Austin directly associated with James Bouldin or his immediate family. The large Bouldin family home, which was located at the present site of Becker Elementary School, has been gone for at least seventy years.

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While the site at 1312 South First Street has changed over the years, the house survives as a significant artifact from late 19<sup>th</sup> century life in the Bouldin Creek area.

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**Sources:** New Handbook of Texas, Texas State Historical Association, 1996; City Directories, city of Austin; Travis County deed and probate records, 1921 and 1935 Sanborn Fire Insurance Maps, files of the Austin History Center.

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**Deed Records**

**Lot 23, Block 3. South Heights Addition:**

Isaac Decker to James Bouldin	1857
James Bouldin to D.W. Bouldin	1876
D.W. Bouldin to Arthur Boulding Terrell	1893
Arthur and Mary Terrell to W.D. Miller, Jr.	1895
W. D. Miller, Jr. to J.T. Parker	1911
J.T. Parker et al. To R.A. and Myrtle Chunn	1917
Augusta Ann Cox to James E. Bouldin (foreclosure)	1920
James and Jennie Bouldin to William Powell	1924
William and S.A. Powell to E.L. and Mattie Blum	1930
Dorothy Blum O'Brien to South First Street Venture	1983
South First Street Venture to First Citizen's Bank	1996

\* Please note that there are still some gaps in the ownership records that staff is trying to close in through research.

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**ZONING CHANGE REVIEW SHEET**

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CASE NUMBER: C14H-98-0003  
1310-1312 S. First

H.L.C. DATE: April 27, 1998,  
May 18, 1998  
August 24, 1998

AREA: .52 acres

P.C. DATE:

APPLICANT: City of Austin

AGENT: Barbara Stocklin

ADDRESS OF PROPOSED ZONING CHANGE:

ZONING FROM: CS and SF-3

TO: CS-H and SF-3-H

SUMMARY STAFF RECOMMENDATION:

(1) To remove May 18, 1998, Historic Landmark Commission recommendation to re-zone southwestern portion of property containing house at 1312 South First Street from CS to CS-H.

(2) To initiate historic zoning case for house at new location (615 West Mary Street).

HISTORIC LANDMARK RECOMMENDATION:

PLANNING COMMISSION ACTION:

DEPARTMENT COMMENTS:

- Historic Landmark Commission initiated historic zoning case on April 27, 1998, in response to a demolition permit application filed by Citizen's First Bank in Nacogdoches, Texas for two houses at 1310 and 1312 S. First Street.
- On May 18, 1998, Historic Landmark Commission voted 8-2 (Alexander, Holford nays; Christianson absent) to recommend that southwestern portion of lot that included house at 1312 South First Street (but not house at 1310 South First Street) be zoned from CS to CS-H. The property recommended for historic zoning contained approximately 10,837 square feet of property (southern 76.73 feet of frontage along South First Street by 141.23 feet of frontage along West Elizabeth Street).
- On August 24, 1998, Historic Landmark Commission granted a Certificate of Appropriateness to Todd Sanders, a private citizen, to relocate house at 1312 South First Street to 615 West Mary Street as a personal residence. Historic Landmark Commission voted 8-0-1 (Rabago, abstained; Withers, absent;) to grant a Certificate of Appropriateness for the relocation project.

C23  
18CITY COUNCIL DATE:ACTION:ORDINANCE READINGS: 1<sup>ST</sup>2<sup>ND</sup>3<sup>RD</sup>ORDINANCE NUMBER:

NEIGHBORHOOD ORGANIZATION: Bouldin Creek Neighborhood Association,  
Terrell Lane Interceptor Association,  
Barton Springs/Edwards Aquifer Conservation  
District  
South Central Coalition

CASE MANAGER: Barbara Stocklin PHONE: 499-2414

BASIS FOR RECOMMENDATION:

On August 24, 1998, Historic Landmark Commission approved Certificate of Appropriateness to relocate house at 1312 South First Street to new location in the neighborhood. On November 11, 1998, house was moved from 1312 South First Street to 615 West Mary Street in accordance with Certificate of Appropriateness. Because house is no longer located at 1312 South First Street, staff recommends that Commission remove historic zoning recommendation still pending at this address. Citizen's First Bank, owner of the property, donated the house to new owner and cooperated with Historic Landmark Commission regarding relocation.

Given that house is significant largely because of its historic association with Bouldin family and structure still remains in the Bouldin neighborhood area, staff recommends that Commission initiate new case to consider historic zoning at 615 West Mary Street site.

PARCEL NO.: 0101-01-11011-0000 DEEDS RECORD: Vol. 12999, Pg. 2063

TAX ABATEMENT: 1998 tax bill: \$ 2,296.23  
1999 estimated tax bill with abatement: \$1,500  
\* figures based on house located at 1312 S. First St.  
address

APPRAISED VALUE: \$ 91,469 (1998)

PRESENT USE: Vacant land.

CONSTRUCTION/DESCRIPTION:

1312 South First Street: The small one-story wood-frame house with minor back addition and board-and-batten siding has been relocated to 615 West Mary Street. See attachments for additional information.

1310 South First Street: Small one-story wood-frame L-plan cottage has been demolished. See attachments for additional information.

CONDITION: House moved from 1312 South First Street to 615 West Mary Street appears to be in fair condition. House was just recently transferred to new ownership and to a new site. House needs new foundation and roof, and other interior and exterior work. Front porch needs to be re-assembled and re-built.

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PRESENT OWNERS

Citizen's First Bank

ADDRESS

P.O. Box 630908  
Nacogdoches, TX 75693

TELEPHONE

(409)560-1401

DATE BUILT:

1312 South First Street - c. 1894

1310 South First Street - c. 1909

DESIGNED BY: Unknown

BUILDER: Unknown

ARCHITECTURAL STYLE AND DISTINGUISHING CHARACTERISTICS:

Vernacular cottage.

ALTERATIONS/ADDITIONS:

1312 South First Street: back addition with shed roof.

1310 South First Street: infilled front porch, back additions.

ORIGINAL OWNER(S): see attachments for ownership history

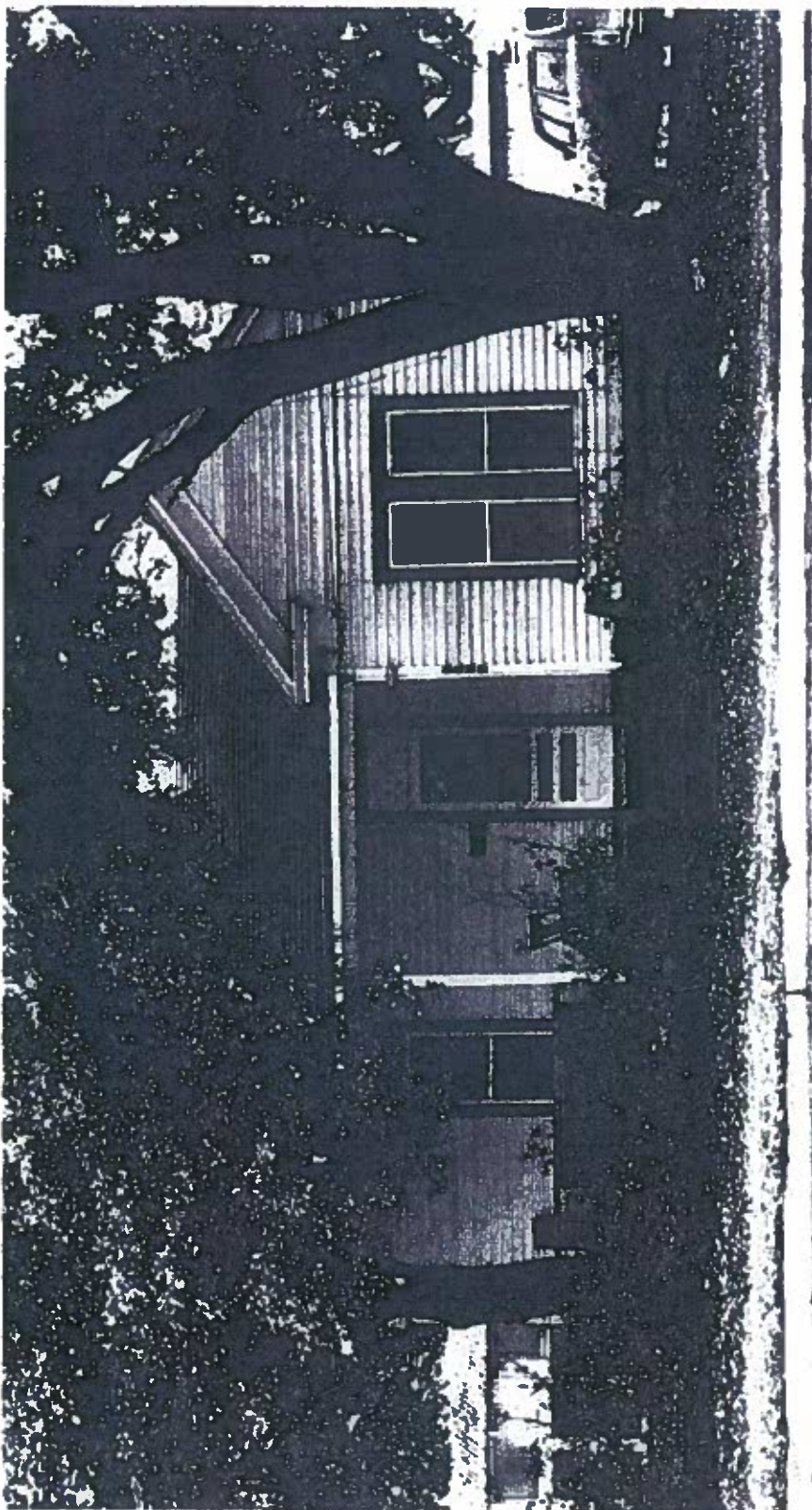
OTHER HISTORICAL DESIGNATIONS:

NATIONAL REGISTER: No

RECORDED TEXAS LANDMARK: No

NATIONAL LANDMARK: No

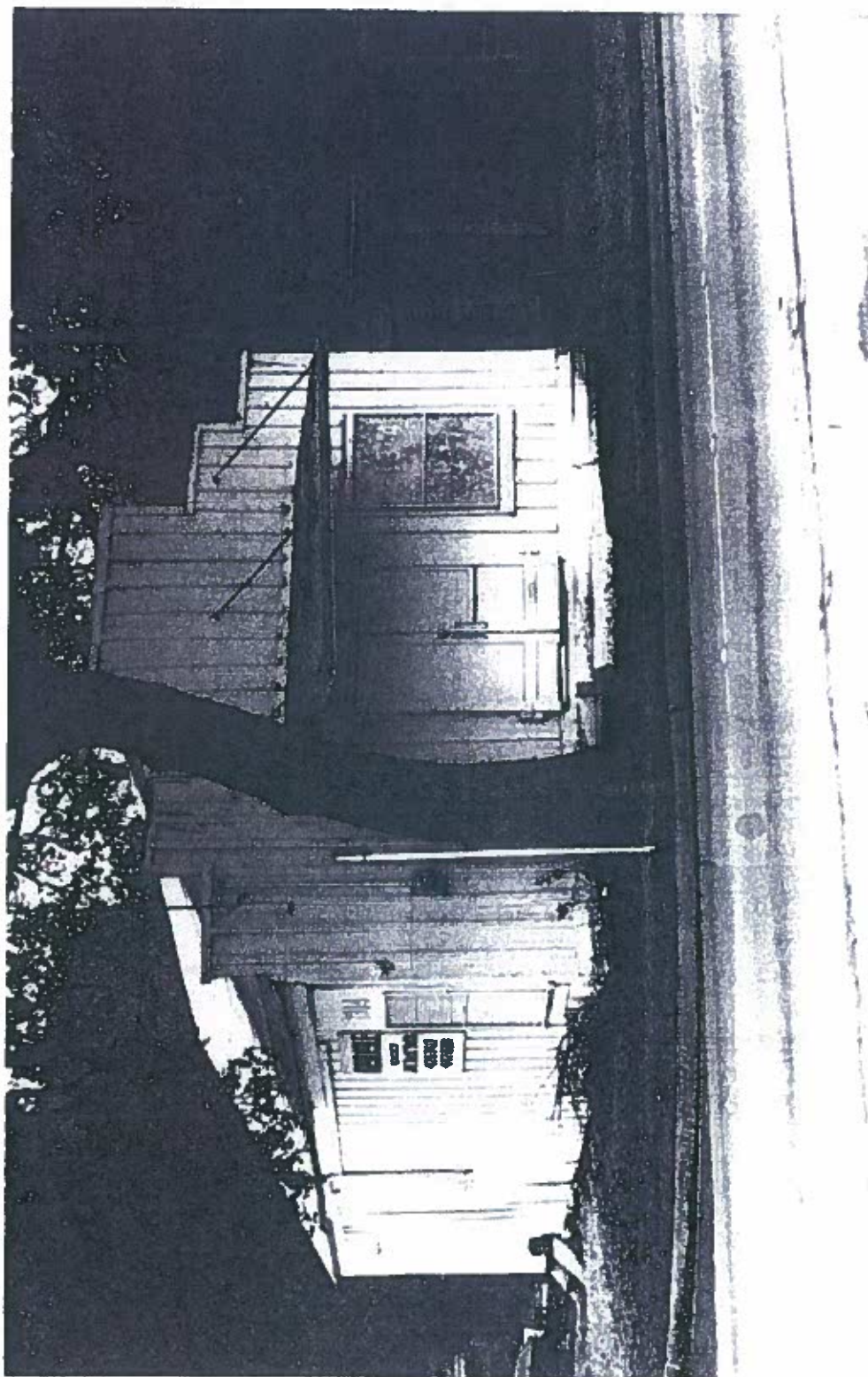
LOCAL SURVEYS: Yes



1312 SOUTH FIRST STREET - 1984 PHOTOGRAPH

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1314 SOUTH FIRST STREET (NO LONGER EXTANT) - 1984 PHOTOGRAPH

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## A. APPLICATION FOR HISTORIC ZONING

OK to go  
SS  
6-17-10  
10456611  
23  
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### PROJECT INFORMATION:

10456611

DEPARTMENTAL USE ONLY	
APPLICATION DATE: <u>6/22/10</u> <u>C14H-2010-0027</u>	FILE NUMBER(S):
TENTATIVE HLC DATE:	
TENTATIVE PC or ZAP DATE:	
TENTATIVE CC DATE:	
CASE MANAGER: <u>Steve S.</u>	CITY INITIATED: YES / NO
APPLICATION ACCEPTED BY: <u>CA</u>	ROLLBACK: YES/NO

### BASIC PROJECT DATA:

- ✓ 1. OWNER'S NAME: Laura Raines Smith  
✓ 2. PROJECT NAME: Boulden Family Residence  
✓ 3. PROJECT STREET ADDRESS (or Range): 1615 W. Mary  
ZIP 78704 COUNTY: TRAVIS  
IF PROJECT ADDRESS CANNOT BE DEFINED ABOVE:  
LOCATED B FRONTAGE FEET ALONG THE N. (S) E. W. (CIRCLE ONE) SIDE OF  
Mary (ROAD NAME PROPERTY FRONTS  
ONTO), WHICH IS  
APPROXIMATELY 8 feet DISTANCE FROM ITS  
INTERSECTION WITH S. 2nd Street CROSS STREET.

### AREA TO BE REZONED:

4. ACRES 0.017 (OR) SQ.FT. 750

✓ 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-NP</u>					<u>SF-3-H-ND</u>

SCANNED



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:

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

Docket #  
10. VOLUME/PAGE: \_\_\_\_\_ TAX PARCEL I.D. NO. \_\_\_\_\_

OTHER PROVISIONS:

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

OWNERSHIP TYPE:

14. ☒ 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:

\* 15. OWNER CONTACT INFORMATION  
SIGNATURE: [Signature] NAME: Laura Raines Smith  
FIRM NAME: \_\_\_\_\_ TELEPHONE NUMBER: 512-250-2226  
STREET ADDRESS: 615 W. Mary  
CITY: Austin STATE: TX ZIP CODE: 78704  
EMAIL ADDRESS: Laura@armature.com

## D. SUBMITTAL VERIFICATION AND INSPECTION AUTHORIZATION

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### SUBMITTAL VERIFICATION

k 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.

*Laura Rames Smith* 6/20/10  
Signature Date

Laura Rames Smith  
Name (Typed or Printed)

\_\_\_\_\_  
Firm (If applicable)

### INSPECTION AUTHORIZATION

k 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.

*Laura Rames Smith* 6/20/10  
Signature Date

Laura Rames Smith  
Name (Typed or Printed)

\_\_\_\_\_  
Firm (If applicable)

SCANNED

## E. ACKNOWLEDGMENT FORM

C23/25

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

I, Laura Raines Smith 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

615 W. Mary Austin TX 78704  
(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.

Laura Raines Smith  
(Applicant's signature)

6/20/10  
(Date)

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

NO 1055806

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ACCOUNT NUMBER: 04-0102-1101-0000

PROPERTY OWNER:

SMITH LAURA RAINES  
615 W MARY ST  
AUSTIN, TX 78704-4135

PROPERTY DESCRIPTION:

LOT 8 BLK E BOULDIN JAMES E ADDN

ACRES .0000 MIN+ .000000000000 TYPE

SITUS INFORMATION: 615 W MARY ST

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 \$8,359.32

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 06/18/2010

Fee Paid: \$10.00

Nelda Wells Spears  
Tax Assessor-Collector

By: *Christina Cuda*

SCANNED