

ZONING CHANGE REVIEW SHEET

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CASE NUMBER: C14H-2011-0001

HLC DATE:

February 28, 2011

March 28, 2011

PC DATE:

November 8, 2011

APPLICANT: Historic Landmark Commission

HISTORIC NAME: Shoal Creek Houses

WATERSHED: Shoal Creek

ADDRESS OF PROPOSED ZONING CHANGE: 623 and 702 Wood Street

ZONING FROM: MF-3 to MF-3-H

SUMMARY STAFF RECOMMENDATION: Staff recommends the proposed zoning change from multi-family residence (MF-3) district to multi-family residence – Historic Landmark (MF-3-H) combining district zoning.

QUALIFICATIONS FOR LANDMARK DESIGNATION:

Architecture:

The two houses are good examples of board-and-batten vernacular working-class houses. Although they have been altered, the original fabric remains to a very high degree, including original siding (under synthetic siding), and windows.

Historical Associations:

The houses are the last remnants of a small community on the banks of Shoal Creek, which housed African-American and later, Mexican-American working-class families. All of the other houses in this small neighborhood have been removed.

Community Value:

The two houses represent an unusual remnant of a small, minority neighborhood on the banks of Shoal Creek, adjacent to a primarily Anglo community of larger houses and more prosperous families. Small neighborhoods such as this were common along the creek banks in Austin in the early 20th century, as these houses were built on property that was considered undesirable because of the danger of flooding from Shoal Creek.

HISTORIC LANDMARK COMMISSION ACTION: February 28, 2011: Initiated a historic zoning case. March 28, 2011: Postponed to April 25, 2011 at staff's request. April 25, 2011: Recommended the proposed zoning change from MF-3 to MF-3-H combining district zoning. Vote: 5-0 (Myers and Leary ill).

PLANNING COMMISSION ACTION:

DEPARTMENT COMMENTS: The house at 702 Wood Street is listed in the Comprehensive Cultural Resource Survey (1984) but without a priority for research. The house at 623 Wood Street is not listed in the survey.

CITY COUNCIL DATE:

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: Downtown Austin Neighborhood Association

PARCEL NO.: 01070002240000

LEGAL DESCRIPTION: The East 76 feet of Lots 12-14, Block F, Outlot 2, Division Z, Raymond Subdivision.

ESTIMATED ANNUAL TAX ABATEMENT: \$1,599 (owner-occupied); \$861 (income-producing); city portion: \$476 (owner-occupied); \$238 (income-producing).

APPRAISED VALUE: \$201,954

PRESENT USE: Vacant

CONDITION: Fair to poor

PRESENT OWNERS:

Gregory and Felipa Vasquez
508 Lockhart Drive
Austin, Texas 78704

DATE BUILT: ca. 1908

ALTERATIONS/ADDITIONS: See above; additions and siding.

ORIGINAL OWNER(S): Unknown

OTHER HISTORICAL DESIGNATIONS: None.

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623 and 702 Wood Street
ca. 1908

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702 Wood Street



Front porch of 702 Wood Street showing both addresses

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623 Wood Street



623 Wood Street (rear)

1969 623: Gregory J. and Felipa Vasquez, owners
 Bricklayer
 702: Gregory P. and Carol E. Vasquez, Jr., renters
 Ring maker, John Roberts, Inc. (not listed in the main directory)

1963 623: Gregory J. and Felipa Vasquez, owners
 Cleaner, George Wesley Cleaners
 702: Simon R. and Dolores Salazar, renters
 Driver, Hotel and Restaurant Purveyors, wholesale meats, 106 W. 1st Street.

1958 623: Gregory J. and Felipa Vasquez, owners
 No occupation listed
 702: Joe and Mary A. Erlas, renters
 Laborer

1954 623: Vacant
 NOTE: Gregory and Felipa Vasquez are not listed in the directory.
 702: Elias J. and Concepcion Vasquez, renters
 Meat cutter, Nelson Provisions, wholesale meats, 201 S. 1st Street.

1952 623: Alfred and Mary Luna, renters
 No occupation listed
 702: Elias J. and Concepcion Vasquez, renters
 Helper, Nelson Provision, wholesale meats, 201 S. 1st Street.

1949 623: Jesusa Perez, renter
 Widow, Sirlío Perez
 No occupation listed
 702: Vacant

1947 623: Martha Harris, renter
 Cook
 702: Joseph and Julia Fabela, renter
 Laborer

1944-45 623: Levi and Martha Harris, renters
 Trucker
 702: Domingo and Lola Terrazas, renters
 No occupation listed

1941 623: James and Myrtle Crawford, renters
 Waiter
 702: Larry and Juanita Ramirez, renters
 Delivery boy, A.C. Baldwin & Sons, bookbinders and printers, 209 W. 8th Street.

1939 623: Carrie Orr, renters
 No occupation listed
 702: Larry and Juanita Ramirez, renters
 Delivery boy, A.C. Baldwin & Sons, bookbinders and printers, 209 W. 8th Street.

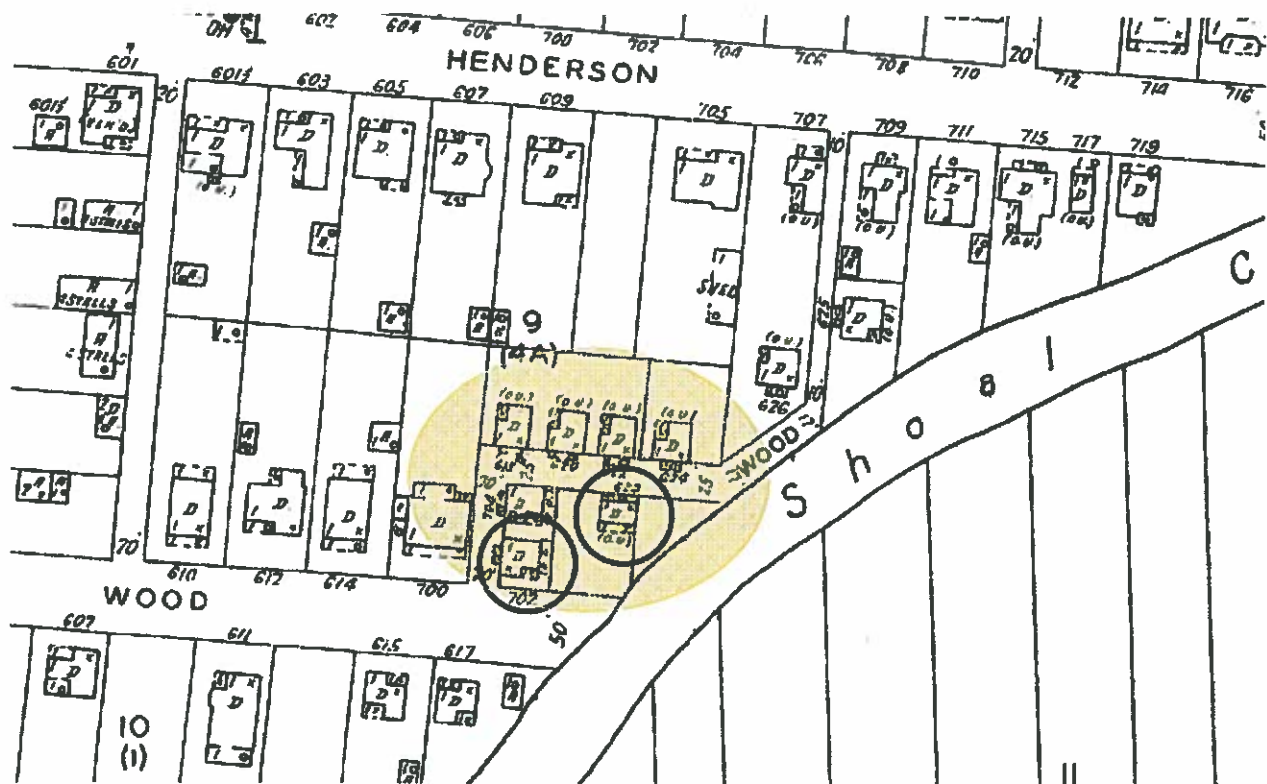
1937 623: Lola B. Burdett, renter
 No occupation listed
 702: James and Christine Parker, renters
 Yardman, Confederate Women's Home

1935 623: Anastacio and Katherine Garcia, renters
 Mechanic
 702: Mary Alexander, renter
 No occupation listed

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- 1910-11 623: Samuel Daniels (colored)
 Laborer
 618: Shannon Bouldin (colored)
 Laborer
- 1909-10 623: The address is not listed in the directory; however at 716 Wood Street (the first
 time that this address appears), lived James Duncan, an African-American
 porter.
 702: Thomas Frias (not colored)
 Walter, Mrs. Basilia R. Frias, lunch room, 212 ½ Congress Avenue.
 Also listed are Timothy R. Frias, a tailor, Basilia R. Frias, the proprietor of the
 lunch room, and Charles Frias, a water at the lunch room.
 NOTE: 618 or 619 Wood Street are not listed addresses.
- 1906-07 No houses are listed on Wood Street.
 NOTE: Basilia Frias had a lunch room at 212 ½ Congress Avenue and resided there.
 Thomas Frias had a grocery store at 120 Congress Avenue and lived at 104 W. 2nd
 Street; Tim Frias was a tailor and resided at 120 Congress Avenue.

The area does not appear on the 1900 nor the 1922 Sanborn map.



The 1935 Sanborn map shows these two houses along with several others which made up an African- and Mexican-American settlement along the banks of Shoal Creek. The houses had irregular addresses; aside from the two houses still standing at 623 and 702 Wood Street, all the others have been removed, either for the former parking lots of McMorris Ford, or for Whole Foods. The map reveals the disparity in housing patterns for the houses along the north stretch of Wood Street, compared to the houses on the southern reach of Wood Street and Henderson Street.

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OWNER Gregory Vasquez ADDRESS 623 Wood St.
PLAT 99 LOT 12 BLK F
SUBDIVISION Raymond
OCCUPANCY Utility Room
BLD PERMIT # 113416 DATE 6-24-69 OWNERS ESTIMATE \$50.00
CONTRACTOR owner NO. OF FIXTURES
WATER TAP REC # Exist SEWER TAP REC # Exist
Remodel exist residence
~~3-23-73 135124 frame addns to exist residences to create triplex~~

Building permits to Gregory Vasquez for a 1969 remodel and a 1973 addition to the house at 623 Wood Street to create a triplex.

OWNER Gregory Vasquez ADDRESS 702 Wood St.
PLAT 99 LOT 14 BLK F
SUBDIVISION Raymond
OCCUPANCY Res. res.
BLD PERMIT # 108347 DATE 6/6/68 OWNERS ESTIMATE 400.00
CONTRACTOR Owner NO. OF FIXTURES -----
WATER TAP REC # ----- SEWER TAP REC # ----
Remodel Exist res

Building permit to Gregory Vasquez to remodel the house at 702 Wood Street (1968)