

ZONING CHANGE REVIEW SHEET

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: Recommended the proposed zoning change from MF-3 to MF-3-H combining district zoning. Vote: 7-0 (Chimenti and Tiemann absent).

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: December 15, 2011

ACTION: Postponed to January 12, 2012 at staff's request.

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: Downtown Austin Neighborhood Association

BASIS FOR RECOMMENDATION:

Architecture:

The house at 702 Wood Street is a one-story rectangular-plan side-gabled frame house with a stone veneer over the piers and synthetic siding over board-and-batten walls. The house has a partial-width independent porch; almost all of the windows have been replaced with modern metal-framed windows. The house at 623 Wood Street, which is actually behind the house at 702 Wood Street, is an L-plan side-gabled board-and-batten house with some 4:4 fenestration and a partial-width independent porch. Both houses have been significantly modified over the years with additions and the replacement of original fenestration, and synthetic siding and a stone veneer has been applied over the original board-and-batten siding of the house at 702 Wood Street. Both houses have composition shingle roofing.

Historical Associations:

Research indicates that both of these houses were built around 1908 and were part of an early settlement along the banks of Shoal Creek around that same time. The houses were grouped in almost a "colony" style, on tiny pieces of ground, and in a markedly different pattern than the Anglo houses closer to 6th Street. The 1935 Sanborn map, the first to show this section of the city, demonstrates the pattern of settlement. City directories confirm that the houses closer to 6th Street on both Wood and Henderson Streets were inhabited by Anglo families, with a wide range of occupations, from small business owners to blue-collar workers and craftsmen. All of the Anglo houses have been removed, and there does not appear to be any photographic record of how these houses compared to the remaining Wood Street houses. The 1935 map shows a marked difference in the size of the Anglo houses compared to the settlement houses, but what is most notable is the clustering of the houses that formed the nucleus of the minority neighborhood and the more standard pattern of the Anglo houses on Wood and Henderson Streets.

The neighborhood which is represented by these two surviving houses developed around 1908 and was consistently in transition between African-American and Hispanic families. In the earliest years, the neighborhood had a mix of Anglo, African-American, and Hispanic families, but by 1910-11, the neighborhood was exclusively African-American, and remained so until 1916, when Charles Hernandez, a shoemaker, is listed at 626 Wood Street. The neighborhood was exclusively African-American through the 1920s, then began to transition to a mixed African-American and Hispanic neighborhood by 1929; the 1929 city directory shows 3 African-American families and 5 Hispanic-American families, a notable trend, given that there were no Hispanic families in the neighborhood in 1927. The ethnic mix in the settlement continued until the late-1940s, when the majority of the houses were occupied by Hispanic families. Hispanic families continued to live in this neighborhood until the early 1980s, when most of the houses are listed as vacant, and by 1985, only these two remained.

The heads of the households in this neighborhood were engaged in typical occupations for the race and time. The African-American providers were engaged as porters, yardmen, laborers, and drivers. Later Hispanic heads of households were engaged as carpenters, cooks, bricklayers, bakers, and shoemakers, occupations which typified Hispanic employment in Austin in the early- to mid-20th century.

These houses represent the last remnants of a typical minority neighborhood in the early and mid-20th century. The houses are similar to the alley houses which were once scattered throughout the city, built on the alleys behind the principal houses on the street, and inhabited primarily by African-American and Hispanic families. Once common, especially in East Austin, the alley houses have all but disappeared over the years. The two houses at

the northern reach of Wood Street represent a now-rare architectural form, especially west of downtown.

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

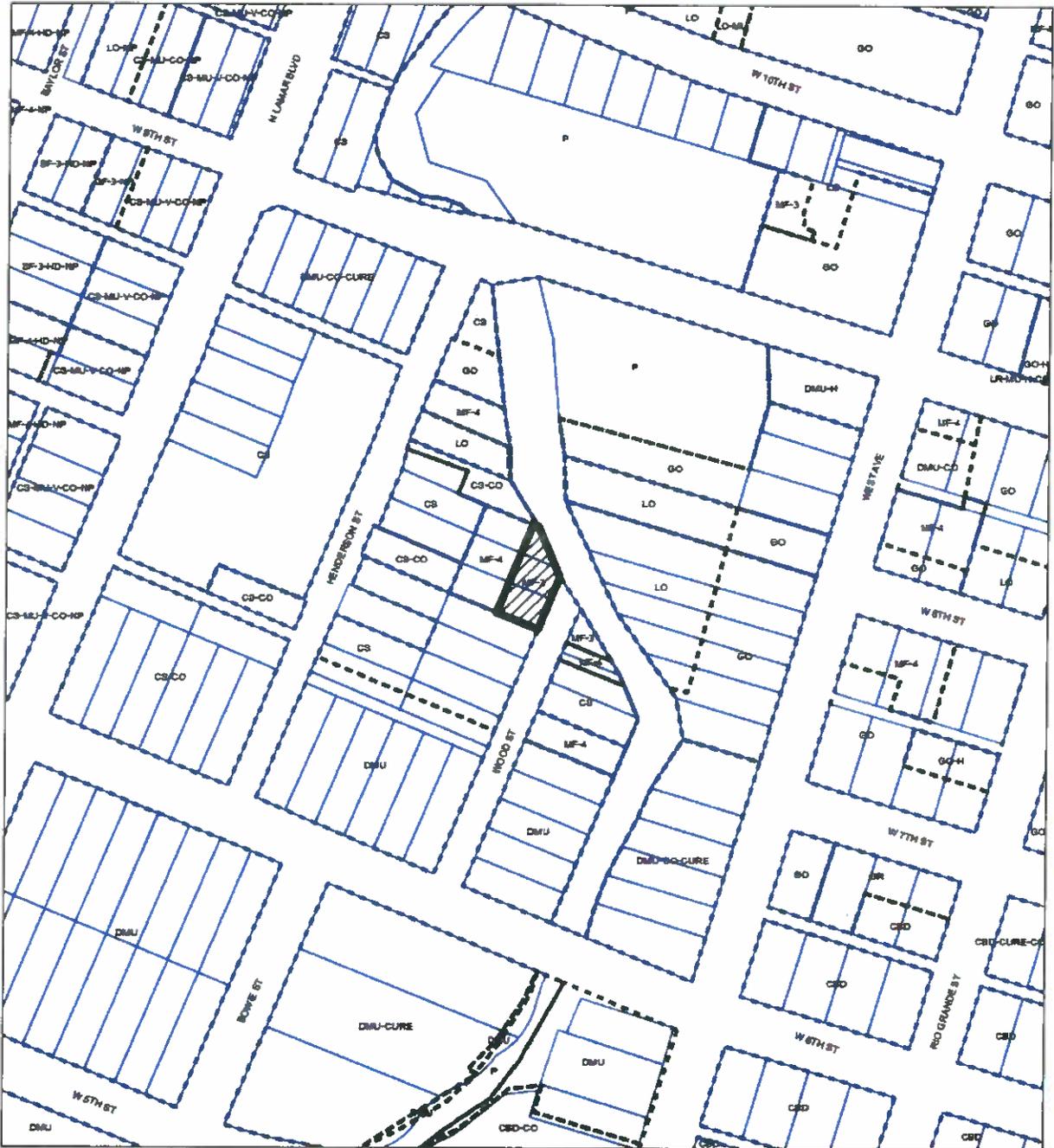
DATE BUILT: ca. 1908

ALTERATIONS/ADDITIONS: See above; additions and siding.

ORIGINAL OWNER(S): Unknown

OTHER HISTORICAL DESIGNATIONS: None.

LOCATION MAP



HISTORIC DEMOLITION PERMIT



CASE#: HDP-2010-0515
 LOCATION: 702 WOOD STREET
 GRID: H22
 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.

**623 and 702 Wood Street
ca. 1908**



702 Wood Street



Front porch of 702 Wood Street showing both addresses



702 Wood Street, showing the board-and-batten siding underneath the modern siding.



623 Wood Street



623 Wood Street



623 Wood Street (rear)



Rear of 623 Wood Street

OCCUPANCY HISTORY 623 and 702 Wood Street

City Directory Research, Austin History Center
By City Historic Preservation Office
February, 2011

1992	623: Gregory and Felipa Vasquez, owners No occupation listed	702: Daniel P. Vasquez, renter Proprietor (with Robert P. Vasquez), Texas Printing Company, 1209 E. 1 st Street.
1985-86	623: The address is not listed in the directory.	702: Robert V. and Laverne R. Salazar, renters Carpenter
1981	623: Gregory J. and Felipa Vasquez, owners Retired	702: Robert V. and Laverne R. Salazar, renters Carpenter
1977	623: Gregory J. and Felipa Vasquez, owners Bricklayer	702: Daniel P. Vasquez, renter Employed by Texas Printing Company (not listed in the main directory)
1972	623: Gregory J. and Felipa Vasquez, owners Bricklayer	702: Gregory P. and Carol E. Vasquez, Jr., renters Carpenter

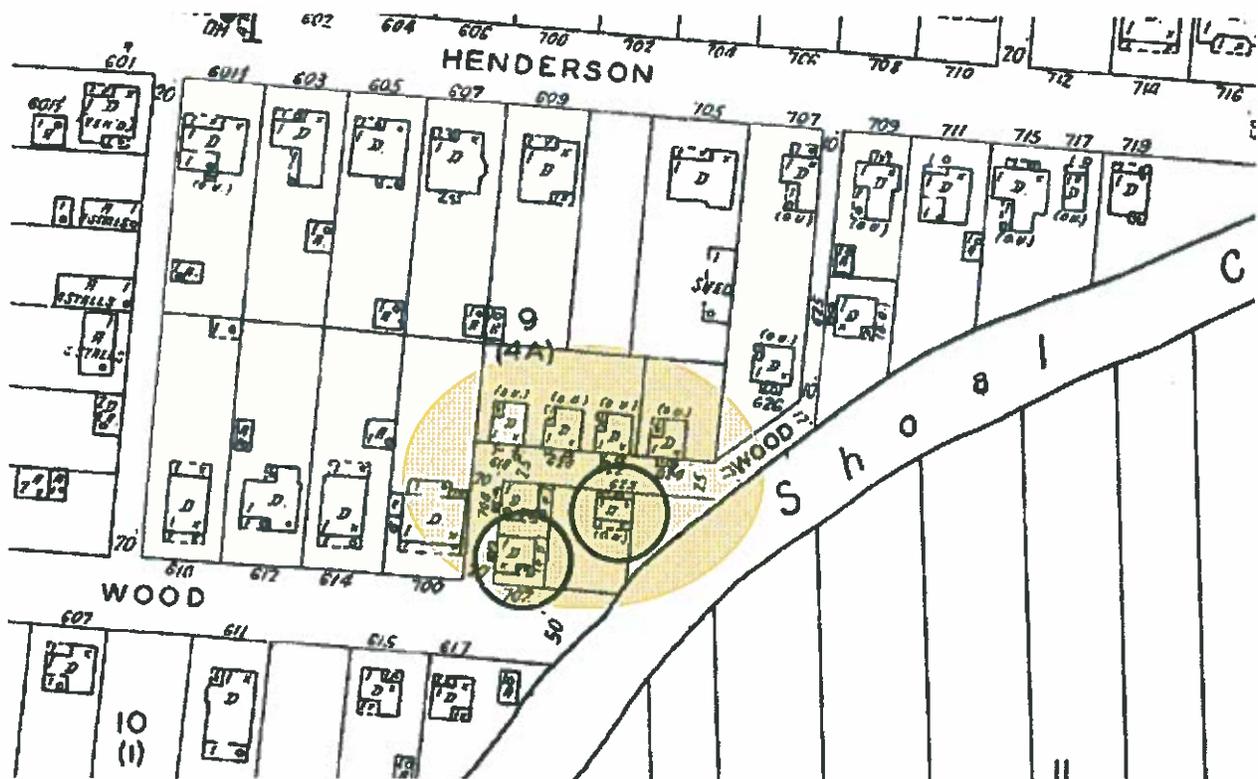
NOTE: Daniel and Frances Vasquez are listed as living at 2307 S. 1st Street; he was a shop foreman for Lamar Press.

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. 1 st 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. 1 st 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. 1 st 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. 8 th 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. 8 th 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

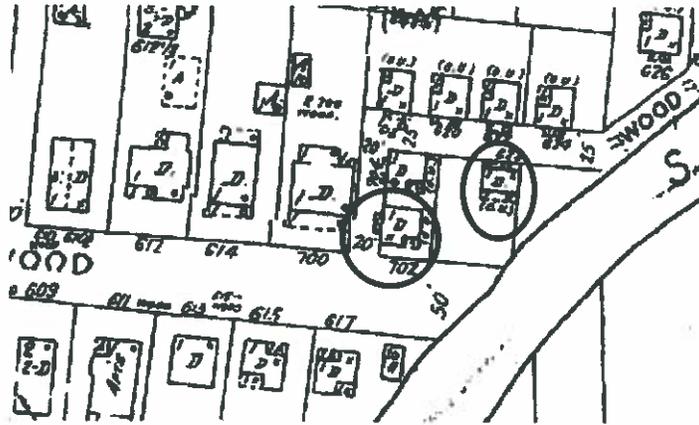
1932-33	623: Anastacio Garcia, renter Porter, Day and Night Garage, 409 Colorado Street. 702: Mary Alexander, renter No occupation listed
1930-31	623: Garland and Mary Alexander (colored), renters No occupation listed 702: Julius D. and Marie Smith (colored), renters Porter, Brown & Odiorne, drug store, 308 Congress Avenue.
1929	623: Justino and Facunda Vargas, renters No occupation listed 702: Julius D. and Marie Smith (colored), renters Porter, Brown & Odiorne, drug store, 308 Congress Avenue.
1927	623: The address is not listed in the directory. 702: Julius D. and Marie Smith (colored), renters Porter, Brown & Odiorne, drug store, 308 Congress Avenue.
1924	623: Savannah Carrington (colored), renter No occupation listed 702: Vacant NOTE: The house is listed as 617 Wood Street NOTE: Julius and Marie Smith are not listed in the directory.
1922	623: John and Annie Dorsey (colored), renters No occupation listed 702: John and Katie Jackson (colored), renters Waiter, Driskill Hotel NOTE: The house is listed as 617 Wood Street
1920	623: Silas L. and Mabel Lane (colored), renters Helper (no place of employment listed) 702: Vacant NOTE: The house is listed as 618 Wood Street
1918	623: Emmett and Myrtle Jones (colored), renters Laborer, John L. Martin, plumbing supplies, 408 Colorado Street. 702: Beatrice and Mary Houston (colored), renters Trucker, International and Great Northern Freight Depot NOTE: The house is listed as 618 Wood Street
1916	623: The address is not listed in the directory. 702: John Berry (colored) Yardman NOTE: The house is listed as 618 Wood Street
1914	623: Vacant 702: John White (colored) Watchman NOTE: The house is listed as 618 Wood Street NOTE: There was an African-American settlement across Shoal Creek and Henderson Street; Anglos lived south of Shoal Creek.
1912-13	623: Reuben Hancock (colored) Laborer 618: Sherman Bouldin (colored) Laborer NOTE: There is no 702 Wood Street listed in the directory, but later directories show that 618 Wood Street became 702 Wood Street.

- 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)
 Waiter, 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.



The 1961 Sanborn map still shows the house at 704 Wood Street, which has since been removed. The houses across the street with addresses in an even block of 600 Wood Street have also all been removed.

Gregory Vasquez	623 Wood Street
94	12
	F - -
Raymond Addition	
Addition to residence.	
55251 10-20-53	\$200.00
Owner	
	3

Building permit to Gregory Vasquez for an addition to the house at 623 Wood Street (1953)

Gregory Vasques, Sr.	623 Wood St.
99	12
	F
Raymond	
Frame Addition to Residence	
84225	6-11-62
150.00	
Owner	None

ENLARGING KITCHEN

Building permit to Gregory Vasquez for a frame addition to the house at 623 Wood Street (1962)

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)