

# ZONING CHANGE REVIEW SHEET

**CASE NUMBER:** C14H-2012-0003

**HLC DATE:**

February 27, 2012

**ZAP DATE:**

**APPLICANTS:** Historic Landmark Commission

**HISTORIC NAME:** Moore House

**WATERSHED:** Shoal Creek

**ADDRESS OF PROPOSED ZONING CHANGE:** 1713 Wethersfield Road

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

**SUMMARY STAFF RECOMMENDATION:** Staff does not recommend the proposed zoning change from family residence (SF-3) district to family residence – historic landmark (SF-3-H) combining district zoning.

**QUALIFICATIONS FOR LANDMARK DESIGNATION:**

The property does not meet the required two criteria for landmark designation.

**HISTORIC LANDMARK COMMISSION ACTION:** **January 23, 2012:** Recommended initiating the zoning change from SF-3 to SF-3-H. Vote: 6-0 (Arriaga absent).

**ZONING AND PLATTING COMMISSION ACTION:**

**DEPARTMENT COMMENTS:** The house was not given a Priority index for research in the Comprehensive Cultural Resources Survey (1984). The property does not meet the two or more criteria for landmark designation as required by City Code..

**CITY COUNCIL DATE:**

**ACTION:**

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

**ORDINANCE NUMBER:**

**CASE MANAGER:** Alyson McGee

**PHONE:** 974-7801

**NEIGHBORHOOD ORGANIZATION:** Old Enfield Homeowners' Association

**BASIS FOR RECOMMENDATION:**

**Architecture:**

Located on a corner lot the c. 1935, this one-story, 1,393 sq. ft. brick bungalow has minimal Tudor Revival elements. The house has a gabled, moderate pitch roof with a hipped roof rear wing. The front entry porch has a gabled roof supported by brick columns. There are symmetrical pairs of 1:1 double-hung windows with 6:1 wood-frame screens on either side of the front elevation. The side elevation facing the street has multiple double-hung windows with 3:2 upper sashes. The street facing elevation has a brick chimney with patterned brickwork. The roof has shallow eaves with a prominent fascia trim board below.

**Historical Associations:**

The house was built c. 1935. The first City Directory entries indicate William L. Moore, his wife Hazel and likely their son, William Jr. owned and resided in the house until 1940. William

L. Moore was the owner of Moore Dairy Products. Lloyd L. Grove, an employee of Western Reserve Life Insurance Co. and his wife Mildred C. Grove were the next residents living at the address for just one year. Theo R. Lipson, and his wife Etta owned the home from 1942 to 1949. Mr. Lipson was a salesman at Cohn Bros., a clothing and shoe store located at 910 Congress.

The City Directory shows Mrs. Anna O. Linder, the widow of Frank L. Linder residing at the home starting in 1952. Mrs. Linder was joined by her daughter Dorothy A. Linder, who is listed as the owner in 1957. Dorothy Linder was the Assistant Principal, then Principal at Fulmore Jr. High School. Mrs. Linder and her daughter, Dorothy, are shown residing at the home until 1967, at which time only Dorothy is listed at the address. In 1971 Dorothy Linder was living at 1801 Lavaca Street, Apt. 5A, and Jenny L. Porter, an Associate Professor at Huston-Tillotson, is listed as the owner and resident.

**PARCEL NO.:** 01130405370000

**LEGAL DESCRIPTION:** Lot 20 Enfield F

**ESTIMATED ANNUAL TAX ABATEMENT:** \$2,798 (owner-occupied); city portion: \$833.

**APPRAISED VALUE:** \$ 294,585.00

**PRESENT USE:** Residence

**CONDITION:** Excellent

**PRESENT OWNERS:**

Jeffrey and Katherine Bullard  
1713 Wethersfield Road  
Austin, TX 78703

**DATE BUILT:** ca. 1935

**ALTERATIONS/ADDITIONS:** No alterations or additions.

**ORIGINAL OWNER(S):** William L. and Hazel Moore (1935)

**OTHER HISTORICAL DESIGNATIONS:** Contributing property in Old West Austin  
National Register Historic District

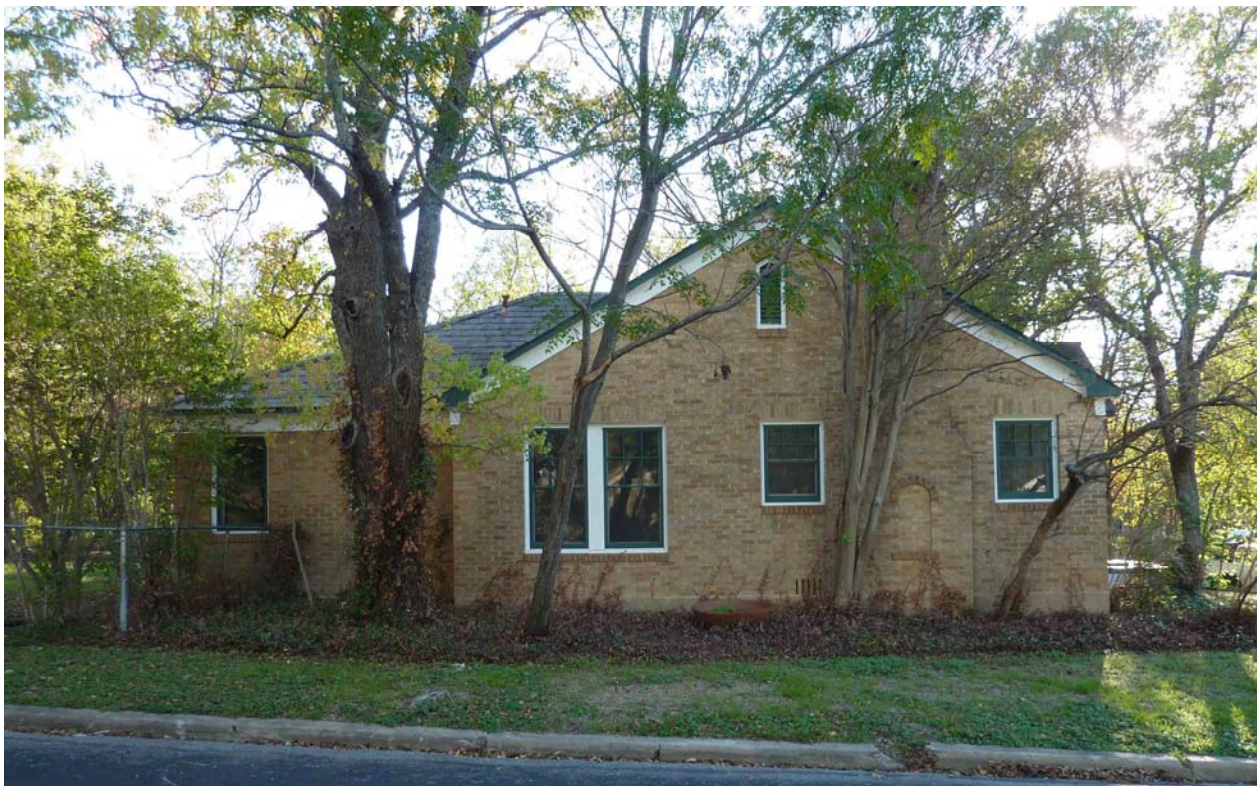


PHOTOS

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Existing front façade



Side elevation – Niles Street





Existing rear elevation

**OCCUPANCY HISTORY**  
**1713 Wethersfield Road**  
**c. 1935**

City Directory Research, Austin History Center  
 By City Historic Preservation Office  
 February 2012

1980	Gary P. Manford, owner No occupancy listed
1975	Jenny L. Porter, owner Associate Professor, Huston-Tillotson College
1971	Jenny L. Porter, owner Associate Professor, Huston-Tillotson College
Note: Dorothy A. Linder is listed as residing at 1801 Lavaca Street, Apt. 5a.	
1970	Dorothy A. Linder, owner Principal, Fulmore Jr. High School
1967	Dorothy A. Linder, owner Principal, Fulmore Jr. High School
1963	Dorothy A. Linder, owner Assistant Principal, Fulmore Jr. High School Anna R. Linder No occupation listed
1961	Dorothy A. Linder, owner Assistant Principal, Fulmore Jr. High School Anna R. Linder No occupation listed
1959	Dorothy A. Linder, owner Assistant Principal, Fulmore Jr. High School Anna R. Linder Organist
1957	Dorothy A. Linder, owner Assistant Principal, Fulmore Jr. High School Anna R. Linder Organist, Hiltine Manor Funeral Home
1954	Anna R. Linder, owner Widow of Frank L. Linder
1952	Anna R. Linder, owner Widow of Frank L. Linder
1949	Theo R. Lipson and Etta V., owners Salesman, Cohn Brothers (Outfitters for the Family, Clothes and Shoes at 910 Congress)
1947	Theo R. Lipson and Etta C., owners No occupation listed

1944-45	Theo R. Lipson and Etta V., owners Employee, Cohn Brothers (Outfitters for the Family, Clothes and Shoes at 910 Congress)
1947	Theo R. Lipson and Etta C., owners No occupation listed
1941	Lloyd L. Grove and Mildred C., Agency Supervisor, Western Reserve Life Insurance Co.  Note: William L. Moore, Hazel and William Jr. listed as residing at 1300 Northwood Road
1938	William L. Moore and Hazel, owners Moore Dairy Products (Hazel listed as bookkeeper) William Moore Jr. also residing

NOTE: City building permits (see below) indicate the house was built in 1935.

Connection Charge \$ 12.00 N<sup>o</sup> 119334  
 Application for Sewer Connection.  
 Austin, Texas, May 30, 1935  
 To the Superintendent of Sewer and Public Improvements,  
 City of Austin, Texas

Sir:—  
 I hereby make application for sewer connection and instructions on  
 premises owned by Mrs. Rush Baldwin  
 at 1713 Wetherfield Road Street,  
 further described as lot 2.0 block, outlot  
 subdivision Enfield F division, plat 90c  
 which place is to be used as a residence

In this place there are to be installed 4 fixtures.  
 I agree to pay the City Sewer Department the regular ordinance  
 charge.

Respectfully, L. W. Jordan

Stub Out 6-2 1935  
 Connected 6-2 1935  
 Size of Main 6 inches  
 Size of Service 9 inches  
 Feet Deep in 6-2 inches  
 Feet from Property Line  
 Feet from Curb Line

Inspected by Delario Veru  
 Connection made by 11-24-35

1935 Permit for Sewer Connection

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

PERMIT FOR WATER SERVICE AUSTIN, TEXAS N<sup>o</sup> 2581  
 TEC 90c

M<sup>rs.</sup> Mrs. Rush Baldwin Address 1713 Wetherfield Rd  
 Plumber Jordan Size of Tap 1/2 Date 3-2-35

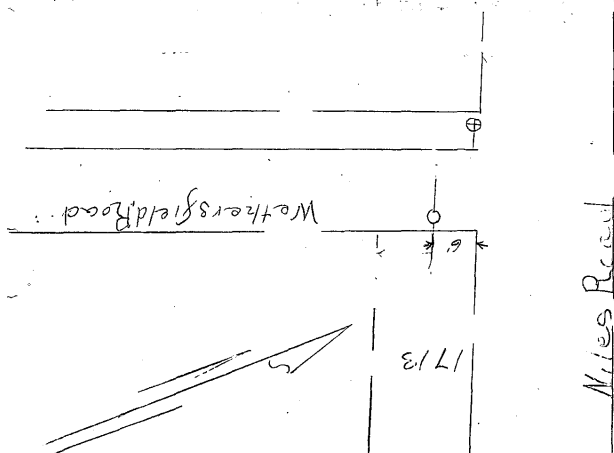
Date of Connection 3/4/35  
 Size of Tap Made 1/2  
 Size Service Made 1/2  
 Size Main Tapped 6"  
 From Front Prop. Line to Curb Cock 6'  
 From N Prop. Line to Curb Cock 6'  
 Location of Meter on curb  
 Type of Box brick  
 Depth of Main in St. 2 1/2"  
 Depth of Service Line 2'  
 From Curb Cock to Tap on Main 28'  
 Checked by Engr. Dept. WH-46-35

Foreman's Report

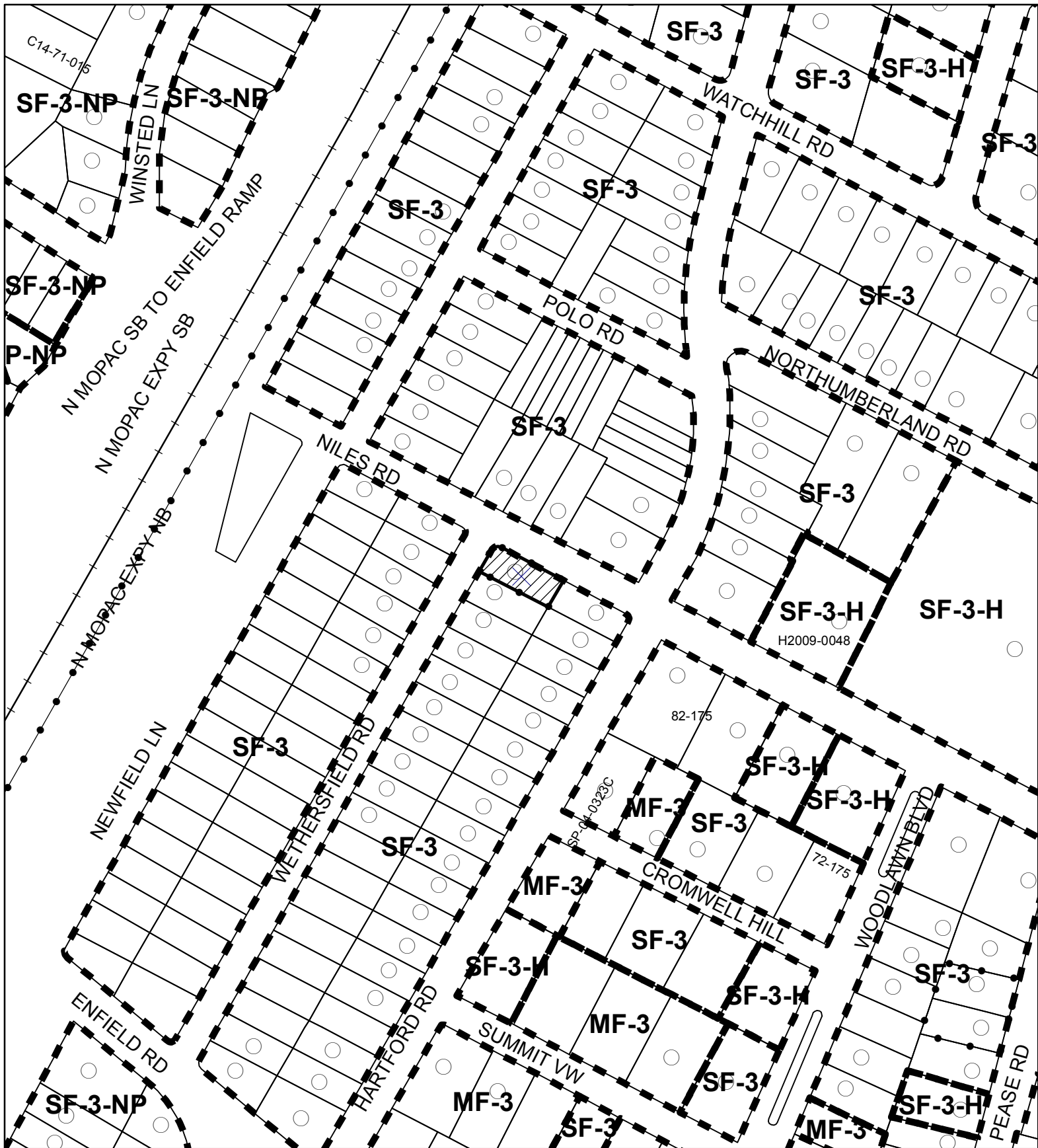
No.	Fittings	Size
1	Curb Cock	5/8"
1	Elbow	1/2"
1	Reducer	1/2"
1	Pipe	1/2"
1	Nipples	1/2"
1	Union	1/2"
1	Plug	1/2"
1	Stop	1/2"
1	Box	1/2"
1	Valves	1/2"




Foreman's Signature Berman Reg. No. 580

INDEXED



1935 Permit for Water Service



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 200'

## HISTORIC ZONING

### C14H-2012-0003

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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