

**ZONING CHANGE REVIEW SHEET****CASE NUMBER:** C14H-2012-0010**HLC DATE:**

August 27, 2012

September 24, 2012

**PC DATE:****APPLICANT:** Historic Landmark Commission**HISTORIC NAME:** Odell-Preece House**WATERSHED:** Lady Bird Lake**ADDRESS OF PROPOSED ZONING CHANGE:** 2300 Holly Street**ZONING FROM:** SF-3-NP to SF-3-H-NP

**SUMMARY STAFF RECOMMENDATION:** Staff does NOT recommend a proposed zoning change from single family residence – Neighborhood Plan (SF-3-NP) to single family residence – Historic Landmark – Neighborhood Plan (SF-3-H-NP), and instead recommends completion of a City of Austin Documentation Package consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history of the house for archiving at the Austin History Center.

**QUALIFICATIONS FOR LANDMARK DESIGNATION:**

The ca. 1917 house is a transitional cottage, a relatively common house type in Austin, and is associated with the Thomas Odell family and the Richard Preece family. Thomas and Beulah Odell lived here from approximately 1917 to around 1919 – he was a helper in a new and second-hand furniture store. Richard and Mary Preece purchased the house around 1922, and members of their family lived here until very recently. Richard Preece was a janitor at the University of Texas from the time he and Mary moved into this house until his retirement in 1950. Staff does not believe that the house meets the criteria for individual landmark designation for architecture and historical significance.

**HISTORIC LANDMARK COMMISSION ACTION:** August 27, 2012: Initiated the historic zoning case. September 24, 2012:

**PLANNING COMMISSION ACTION:**

**DEPARTMENT COMMENTS:** The house is listed as a Priority 2 for research in the Comprehensive Cultural Resources Survey (1984).

**CITY COUNCIL DATE:****ACTION:****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:** Holly Neighborhood Coalition

**BASIS FOR RECOMMENDATION:****Architecture:**

One-story rectangular-plan hipped-roof frame house with board-and-batten siding; partial-width inset porch; single and paired 1:1 fenestration; corrugated metal roof. There is a one-story rectangular-plan shed-roofed frame addition to the rear of the house with louvered windows overlooking the back yard. The house is considered to be a transitional-style house, blending elements of popular Victorian-era design with the incipient bungalow form.

**Historical Associations:**

The house appears to have been built around 1917, as the address first appears in the 1918 city directory, showing Thomas L. and Beulah Odell as the residents. Thomas L. Odell was working as a helper in a new and second-hand furniture store prior to moving into this house; the family lived here until around 1919 – the 1920 U.S. Census shows the Odell family living in rural Bell County, Texas, where Thomas was farming. The house is listed as vacant in the 1920 U.S. Census report, but by 1922, Richard L. Preece had purchased the property. Members of the Preece family have owned and occupied the house since around 1921 until very recently. Richard L. Preece was a janitor at the University of Texas, a position he held until his retirement around 1950. He and his wife Mary lived here until they passed away – Mary Preece died in 1950; Richard Preece died in 1959. The house was then occupied by their daughter, Lohma, who was married to Joe C. Miller, who died in 1966. Lohma Miller continued to live here until her death in 1989; the house was then owned and occupied by Lohma Miller's daughter, Lohma Ritcheson, who died in 2002.

**PARCEL NO.:** 02010907040000

**LEGAL DESCRIPTION:** LOT 5-8 BLK D OLT 51 DIV O BENSONS SUBD PLUS 1/2 ADJ VAC ALL

**ESTIMATED ANNUAL TAX ABATEMENT:** \$2,215 (owner-occupied); city portion: \$659. \$1,189 (income-producing); city portion: \$330.

**APPRAISED VALUE:** \$254,169

**PRESENT USE:** Single family residential

**CONDITION:** Fair

**PRESENT OWNERS:** Jerry B. Hopkins and Michael Clinchard  
3 Mountain Mistral Place  
The Woodlands, Texas 77382

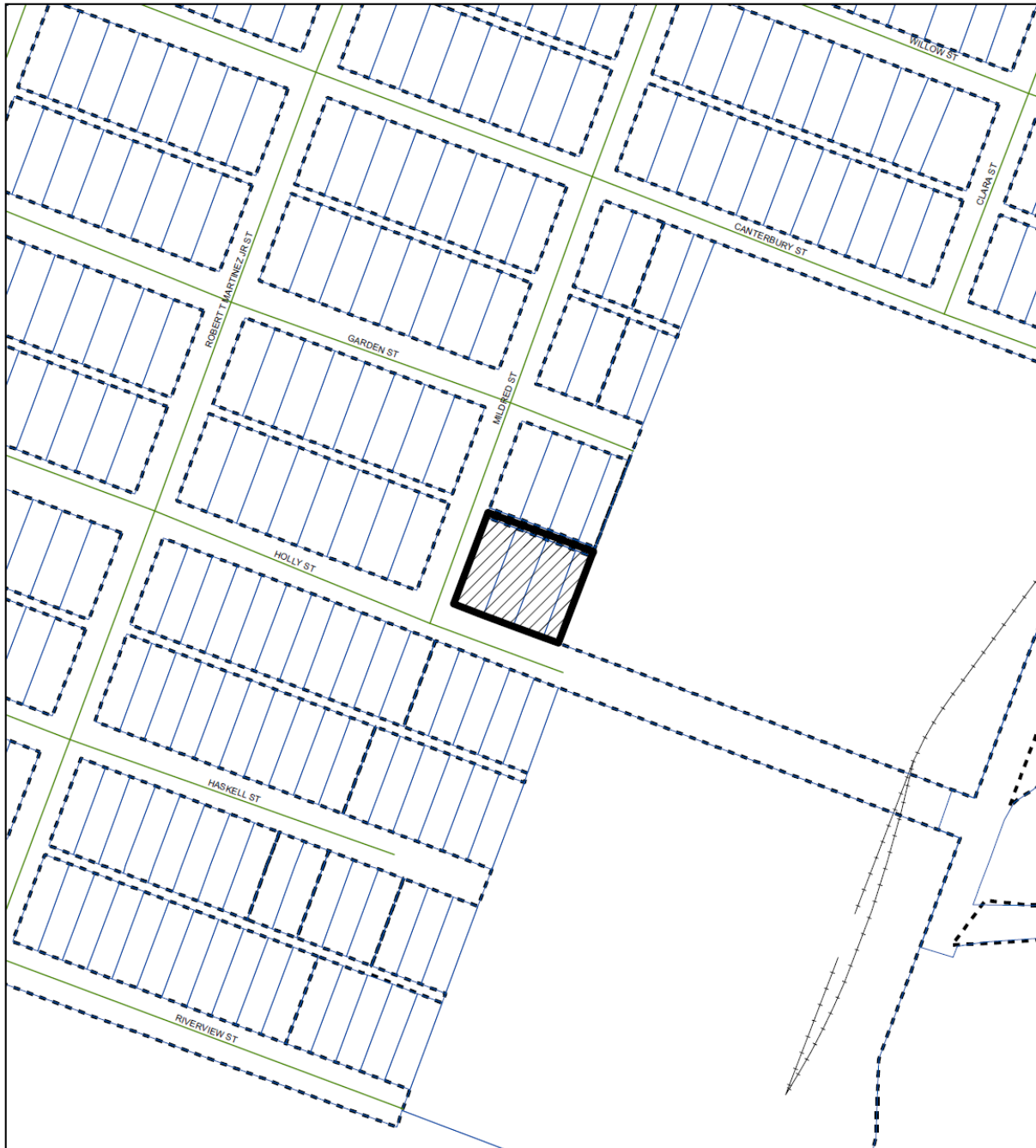
**DATE BUILT:** ca. 1917



**ALTERATIONS/ADDITIONS:** Addition to the rear of the house (unknown date).

**ORIGINAL OWNER(S):** Thomas and Beulah Odell (1917)

**OTHER HISTORICAL DESIGNATIONS:** None.

## LOCATION MAP



 SUBJECT TRACT  
 ZONING BOUNDARY

CASE#: HDP-2012-0257  
 LOCATION: 2300 Holly Street



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.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



2300 Holly Street  
ca. 1917







## OCCUPANCY HISTORY 2300 Holly Street

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

1992	Houston I. and Lohma Ritcheson, owners Painter NOTE: The directory indicates that Houston and Lohma Ritcheson were new residents at this address.
1985-86	Lohma Miller, renter Retired NOTE: The directory indicates that Lohma Miller was a new resident at this address.
1981	Lohma Miller, owner Retired
1977	Lohma Miller, owner Widow, Joe C. Miller No occupation listed
1972	Lohma Miller, owner Widow, Joe C. Miller No occupation listed
1969	Lohma Miller, owner Widow, Joe C. Miller No occupation listed
1963	Joe C. and Lohma Miller, renters No occupation listed
1958	Richard L. Preece, owner No occupation listed
1954	Richard L. Preece, owner No occupation listed
1952	Richard L. Preece, owner No occupation listed
1949	Richard L. and Mary L. Preece, owners Janitor
1947	Richard L. and Mary L. Preece, owners Janitor, University of Texas
1944-45	Julian and Nora Caro, owners Welder NOTE: Richard and Mary Preece are listed as living at 1613 Garden Street. He was a janitor at the University of Texas.

1941	Richard L. and Mary Preece, owners Janitor, University of Texas
1939	Richard L. and Mary Preece, owners Janitor, University of Texas
1937	Richard L. and Mary Preece, owners No occupation listed
1935	Richard L. and Mary Preece, owners Janitor, University of Texas
1932-33	Richard L. Preece, owner No occupation listed
1930-31	Richard L. Preece, owner No occupation listed
1929	Richard L. and Mary Preece, owners Janitor, University of Texas
1927	Richard L. and Mary Preece, owners Janitor, University of Texas
1924	Richard L. and Mary Preece, owners Janitor, University of Texas
1922	Richard L. and Mary Preece, owners Janitor, University of Texas
1920	Vacant NOTE: Richard L. and Mary Preece are listed as living t 58 Chicon Street; he was a janitor at the University of Texas.
1918	Thomas L. and Beulah Odell No occupation listed
1916	The address is not listed in the directory. NOTE: Thomas L. Odell is listed as a helper to Frank Doughty, who had a new and second-hand furniture store at 222 E. 6 <sup>th</sup> Street. Odell lived at 1204 W. 22 <sup>nd</sup> Street.

#### BIOGRAPHICAL NOTES

THOMAS L. and BEULAH ODELL (ca. 1917 – ca. 1919)

T.L. and Beulah Odell appear in the 1920 U.S. Census for Bell County, Texas, where they lived on a farm. T.L. Odell was then 42, had been born in Texas, and is listed as a farmer on a general farm. Beulah Odell was then 38, had been born in Texas and is listed as a housekeeper at home. They had two sons, Leslie, 17, and J.D., 15, as well as two daughters, Nadine, 11, and Estelle, 8. Leslie was an aviator; the rest of the children were listed as farm laborers. The 1940 U.S. Census report shows Tom and Beulah Odell living on a farm in Bell County.



RICHARD L. and MARY PREECE (ca. 1921 – ca. 1959)

Richard and Mary Preece appear in the 1920 U.S. Census living at 58 Chicon Street, a house they rented, with their daughter, Lohma. Richard Preece was then 42, had been born in Texas, and was employed as a janitor at the University of Texas. Mary Preece was then 30, had been born in Texas, and had no occupation listed. Lohma Preece was almost 2 years old.

The 1930 U.S. Census shows the family living at 2300 Garden Street (although this is probably Holly Street). They owned the house, which was worth \$350. Richard Preece is listed as a janitor at the University of Texas.

REGISTRATION CARD		REGISTRAR'S REPORT 2-1-3-C																																	
<p>2699 Richard Lacion Preece 22641</p> <p>58 Chicon Austin Travis Tex</p> <p>Age in Years 41 Date of Birth Feb 9th 1877</p> <p>RACE White</p> <p>U. S. CITIZEN Naturalized</p> <p>11 Laborer 12 Austin (City) 13 Lee Bowler Farmer</p> <p>14 Working on Sewer Line for Gas Co</p> <p>NEAREST RELATIVE Mrs Mary Preece (Wife) 58 Chicon Austin Travis Tex</p> <p>I AFFIRM THAT I HAVE VERIFIED ABOVE ANSWERS AND THAT THEY ARE TRUE</p> <p>P. M. G. O. Richard Lacion Preece</p>		<p>DESCRIPTION OF REGISTRANT</p> <table border="1"> <thead> <tr> <th colspan="2">HEIGHT</th> <th colspan="2">BUILD</th> <th colspan="2">COMPLEXION</th> <th colspan="2">HAIR</th> </tr> <tr> <th>Tall</th> <th>Medium</th> <th>Slender</th> <th>Medium</th> <th>Dark</th> <th>Light</th> <th>Black</th> <th>Brown</th> </tr> </thead> <tbody> <tr> <td>21</td> <td>22</td> <td>23</td> <td>24</td> <td>25</td> <td>26</td> <td>27</td> <td>28</td> </tr> <tr> <td></td> <td>✓</td> <td></td> <td></td> <td></td> <td></td> <td>✓</td> <td>✓</td> </tr> </tbody> </table> <p>29 Has person lost arms, legs, hands, eyes, or is he otherwise physically disabled?</p> <p>Fractured Skull</p> <p>30 I certify that my answers are true; that the person registered has read and had read to him his own answers; that I have witnessed his signature; and that all of his answers of which I have knowledge are true, except as follows:</p> <p>Wm. H. Preece</p> <p>Date of Registration Sep. 17</p> <p>CITY BOARD OF AUSTIN, TEXAS</p> <p>SEAL OF LOCAL BOARD</p>		HEIGHT		BUILD		COMPLEXION		HAIR		Tall	Medium	Slender	Medium	Dark	Light	Black	Brown	21	22	23	24	25	26	27	28		✓					✓	✓
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Richard Preece's World War I draft registration card shows that he was living at 58 Chicon Street with his wife Mary, had been born in 1877, and worked as a laborer on sewer lines for the City of Austin. The draft registration card also notes that he had a fractured skull.



**RICHARD L. PREECE**

Richard Lincoln Preece, 72, of 2300 Holly Street, died at his residence Saturday night. He was a retired employe of the University of Texas and had been a resident of Austin since 1912. Preece was a member of the Pentecostal Church, the Modern Woodman of the World and the Royal Neighbors.

Survivors include one daughter, Mrs. Loma Bell Mueller of Austin; two brothers, William Preece and Ellis Preece both of Volente; and two grandchildren, Lohma Jo S Mueller and Charlotte Gayle Mueller both of Austin.

Funeral services will be held Monday at 2 p.m. at the Hyattsville Manor Funeral Home with the Rev. Robert L. Weathers officiating. Burial will be in the Bagdad Cemetery at Leander.

Obituary of Richard L. Preece

Austin American-Statesman, December 20, 1959

**MRS. MARY PREECE**

Mrs. Mary Preece, 61, Austin resident for 38 years, died at her home 2300 Holly Street, Sunday. Survivors include her husband, R. L. Preece; her mother, Mrs. Melvina Lohman of Leander; one daughter, Mrs. Joe C. Miller of Austin; four brothers, Fred Lohman of St. Louis, Van Lohman, Horace Lohman, and Robert Lohman, all of Leander; three sisters, Mrs. F. L. Jones of Cisco, Mrs. Will Colley of Leander and Mrs. J. E. Ferril of Dallas.

Funeral services will be held at the Hyltin-Manor Funeral Home Monday at 2 p. m. with the Rev. Paul Ahnson and the Rev. Walter McCaslin officiating. Burial will be in Bagdad Cemetery at Leander. Pallbearers will be Charles Lohman, Rudolph Lohman, Freddie Lohman, Louis Lohman, Joe Jones and Macy Lunsford.

Obituary of Mary Preece  
Austin American, November 6, 1950

**MRS. MARY PREECE**

Funeral services for Mrs. Mary Preece, 61, were held at Hyltin-Manor Funeral Home Monday afternoon.

Burial was in Bagdad Cemetery with the Revs. Paul Ahnson and Walter McCaslin officiating.

Funeral notice for Mary Preece  
Austin American, November 7, 1950

LOHMA MILLER (ca. 1959 – ca. 1989) and KENNETH AND LOHMA RITCHESON (ca. 1989 - )  
 Lohma Miller was Richard and Mary Preece's daughter, as evidenced from early census reports. She lived in this house after her husband died, and until her death in 1989. Her daughter, Lohma Jo Miller, married Kenneth Ritcheson and lived here from 1989 until her death in 2002.

### **Lohma Belle Miller**

Lohma Belle Miller, 71, of Austin, died Tuesday, September 28, 1989, in a local hospital.

She was a member of the Baptist Temple Church and the Royal Neighbors Luck Camp #4519.

She was preceded in death by her husband, Joe C. Miller in 1986.

Survivors include her daughters and sons-in-law, Lohma J. and Kenneth Ritcheson of Austin, Charlotte G. and Lee Cordell of Austin; grandchildren, Houston Ritcheson, Leona Cordell, Veronica Ritcheson, Melissa Cordell, Joshua Cordell, Jesse Cordell, and Jeremiah Cordell.

Funeral services will be held at 10:00 AM, Friday at Hyttin-Manor Funeral Chapel, with Reverend Larry Donahue and Reverend Edward Mustoe officiating. Interment will be in the Bagdad Cemetery, Leander, Texas.

Arrangements by Hyttin-Manor Funeral Chapel, 3000 N. IH 35 at 30th St., 478-5387.

Obituary of Lohma Miller, the daughter of  
 Richard and Mary Preece  
 Austin American-Statesman, September 28,  
 1989



**Lohma Jo (Miller) Ritcheson**

Lohma Jo (Miller) Ritcheson, 49, passed away on Saturday, December 28, 2002, after a sudden heart attack. Lohma was devoted to her family and friends. She will be tremendously missed. She was employed by Travis County Extension-Expanded Nutrition Program for 20 years.

Lohma was preceded in death by her father, mother and two infant sisters.

Survivors include her husband, Kenneth; her son, Houston; her daughter, Veronica; and husband Paul; her grandchildren, Helena, Zachary and Riley; her sister, Charlotte; and her mother-in-law, Jewel Ritcheson.

The funeral service will be held 10:00 a.m. on Tuesday, December 31, 2002, in the Memorial Chapel of Cook-Walden/Capital Parks Funeral Home, with Reverend Don Long officiating. The interment will follow in the Austin Memorial Park Cemetery.

Memorial Contributions may be made to the Charity of Your Choice.



14501 N. IH 35  
 512/251-4118

Obituary of Lohma Ritcheson, the daughter  
 of Lohma Preece Miller and grand-daughter  
 of William and Mary Preece  
 Austin American-Statesman, December 31,  
 2002