

CASE # _____
ROW # _____

**CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE**

- Revised -

WARNING: Filing of this appeal stops all affected construction activity.

**PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED
INFORMATION COMPLETED.**

STREET ADDRESS: 2847 Shoal Crest Ave, Austin, TX 78705 (To be re-addressed 919 W. 29th St)

LEGAL DESCRIPTION: Subdivision – Shoal Crest Addition

Lot(s) W 56.2 Ft Lot 13 Block 2 Outlot 71 Division D

I/We Clay & Mollie Duckworth on behalf of ourselves as authorized agents for

Duckworth Property Holdings, LLC affirm that on July 1, 2013,

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

☐ ERECT ☐ ATTACH ☐ COMPLETE ☐ REMODEL ☒ MAINTAIN ☒ RELOCATE

A variance to the 25 ft front setback, 15 ft side setback and an encroachment beyond the residential building tent at the corner lot known as 919 W. 29th St. The owner/applicant would like to relocate a historic home located at 2525 Nueces St, that is scheduled for demolition, to 919 W. 29th St. The home to be relocated, which is approximately 31 feet 5 inches in overall width, would exist within the 25 foot front and 15 foot side setbacks as illustrated. Please note no other homes situated on a corner lot along the 800 and 900 blocks of West 29th St conform to the prescribed front and side setbacks for corner lots.

in a SF3 district.
(zoning district)

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

The existing zoning regulations do generally allow for reasonable use. However, the owner strongly believes that approval of the requested variance to partially build within the 15 ft side setback and 25 ft front setback as illustrated would result in land use that is much more consistent with the character and configuration of other homes along the West 29th St corridor for the following reasons:

- 1) No other comparable homes along the 800 and 900 blocks of West 29th St conform to the prescribed 15 foot side setback for corner lots. As a result of non-compliance of other neighboring lots, the owner believes that they should not be limited to an extremely narrow structure when all other comparable, neighboring homes have not been held to the same standard.
- 2) The owner would like to more broadly interpret front setback averaging to include not only immediately adjacent homes, but instead, several homes on the same side of the street. As currently specified, the formula for setback averaging excludes properties with a non-residential use and excludes very comparable homes that are separated by a cross street.
- 3) All other comparable properties along W 29th are zoned Limited Office (LO, MU, CO, NP). Two of the three variances requested for 919 W. 29th St would not be necessary for any LO-zoned adjacent property, since commercial design standards allow for construction up to the clear space and the building tent is only a function of residential design standards.
- 4) The owner intends to relocate a circa 1900 two-story Victorian-style home from 2525 Nueces St to the lot in question. This home, with much historic character, will otherwise be demolished in November to allow for construction of a new west campus housing development. The home at 2525 Nueces St is approximately 31 feet 5 inches in overall width. The lot at 919 W. 29th St is 50 ft wide along the northern boundary, and 60 ft wide along the southern boundary. If relocation of the historic home at 2525 Nueces St is allowed, the front, northwest corner will pierce the 15 side setback line as illustrated. Additionally, a broader interpretation of front setback averaging will be necessary, as well as a variance for an encroachment beyond the building tent – both of which are residential design criteria which would not apply to other neighboring properties where commercial design standards could be applied.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:

- 1) All neighboring corner lots along the 800 and 900 blocks of West 29th St have structures that exist well within the 15 foot side setback.
- 2) Most properties along the south side of the 800 and 900 blocks of West 29th St have lots that are approximately 50 ft wide, similar to the 919 W. 29th St. Since the side setbacks of comparable properties are considerably less than 15 feet, neighboring homes are not limited to a mere 30 feet in width, but instead are frequently 30-40 feet wide.
- 3) Other comparable, neighboring properties are all zoned LO, MU, CO, NP, which allow for the application of commercial design standards. Application of these same standards to 919 W. 29th St would eliminate the need for a front setback variance as well as a variance for the encroachment of a small portion of the 2nd floor plate beyond the residential building tent.

- (b) The hardship is not general to the area in which the property is located because:

No other home located on a comparable corner lot along the 800 and 900 blocks of West 29th St conform to a 15 ft side setback for corner lots. Also, only a single structure along the entire 29th St corridor complies with a 25 foot front setback. As a result, this zoning regulation is not general to the area, but instead, unique to the lot located at 919 W. 29th St.

AREA CHARACTER:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:
 - 1) The requested variances to the prescribed 15 ft side setback, 25 ft front setback, and building tent are consistent with neighboring properties. In fact, no comparable neighboring homes conform to the 15 ft side setback requirement, and only a single structure complies with a 25 ft front setback, so approval of this variance will not impair the use of adjacent properties.
 - 2) It is the intention of the owner to relocate a circa 1900 two-story Victorian-style home from its current location at 2525 Nueces St to the lot in question. Relocation of this older home would be much more consistent with the 1920's character of the West 29th St corridor than construction of a new building on the same, highly visible corner lot. The home located at 2525 Nueces St will otherwise be demolished in November to allow for construction of a new west campus housing development and the COA Historic Preservation Office strongly supports a variance that will allow for relocation of the home at 2525 Nueces St instead of demolition.

PARKING: (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

N/A

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

N/A

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

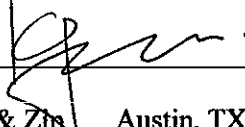
N/A

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

N/A

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 1001 East 8th St

City, State & Zip Austin, TX 78702

Printed Clayton & Little Architects Phone 512-477-1727 Date 7/1/2013

OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 2414 Harris Blvd

City, State & Zip Austin, TX 78703

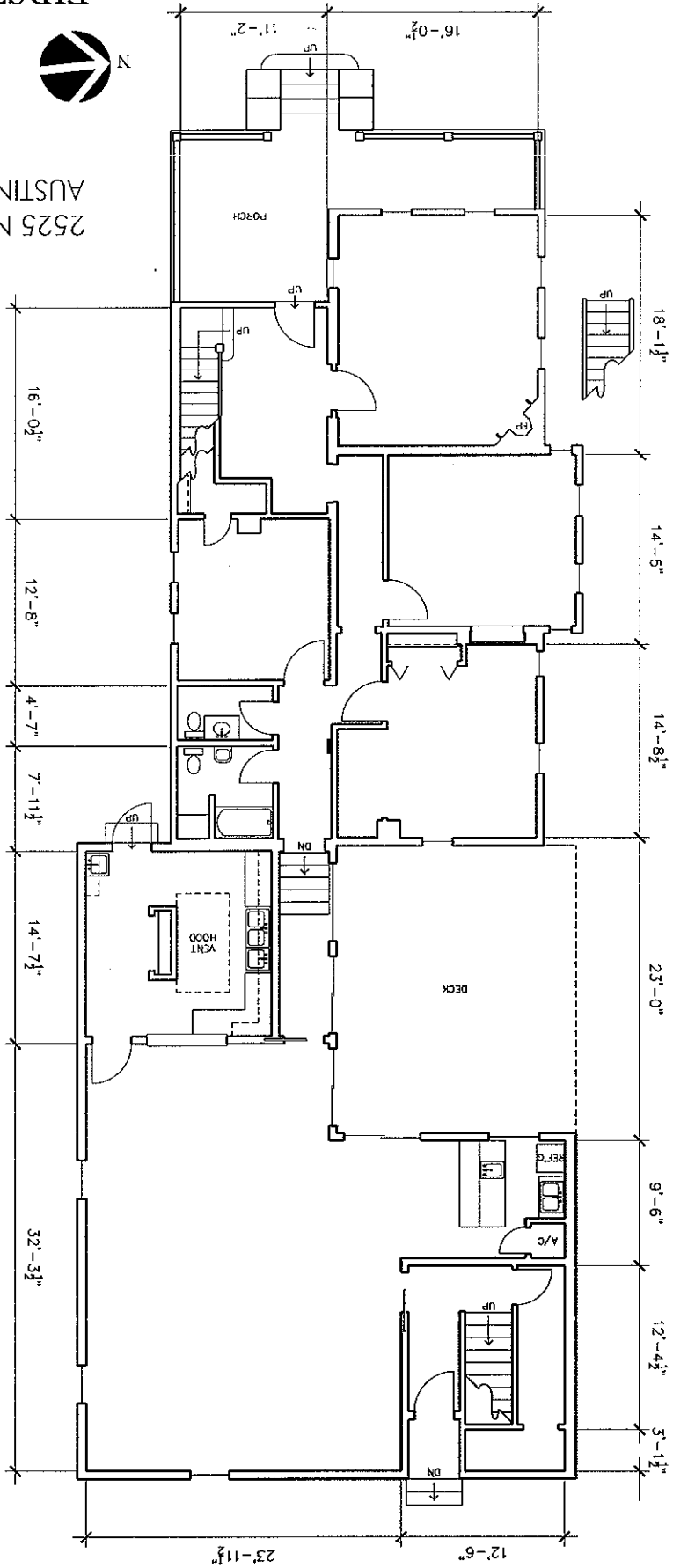
Printed Clay & Mollie Duckworth Phone 512-771-9808 Date 7/1/2013

1 FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



2525 NUCCES
AUSTIN, TX 78705

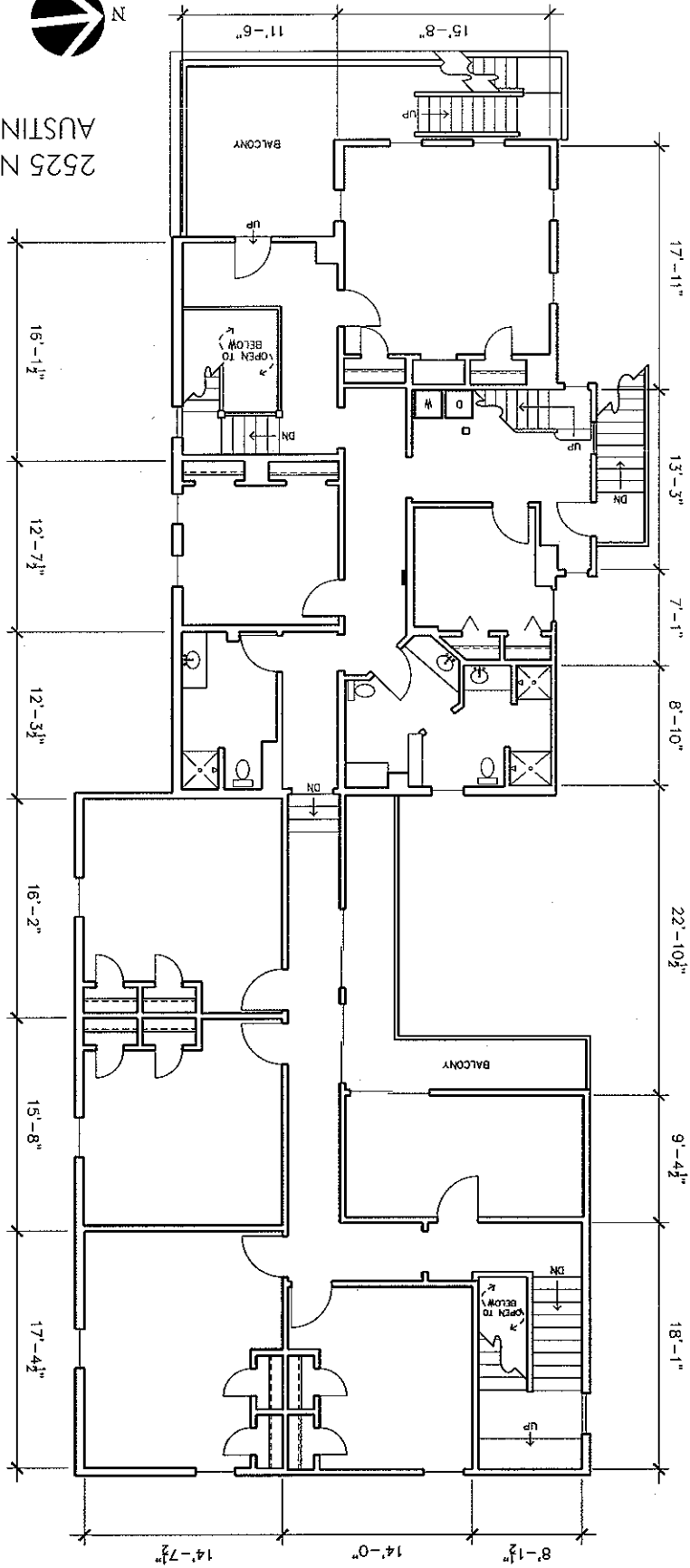


1 SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



2525 NUCES
AUSTIN, TX 78705

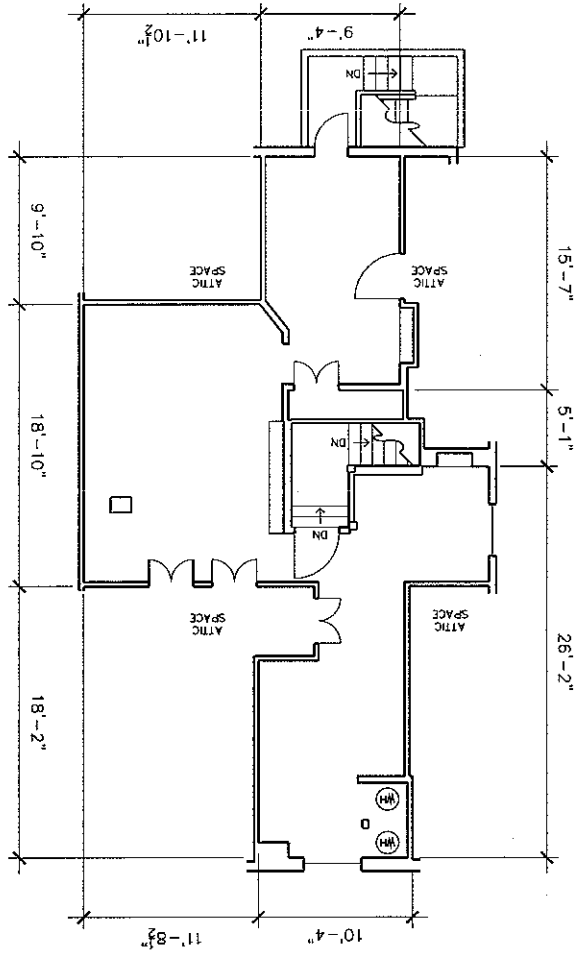


1 THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"

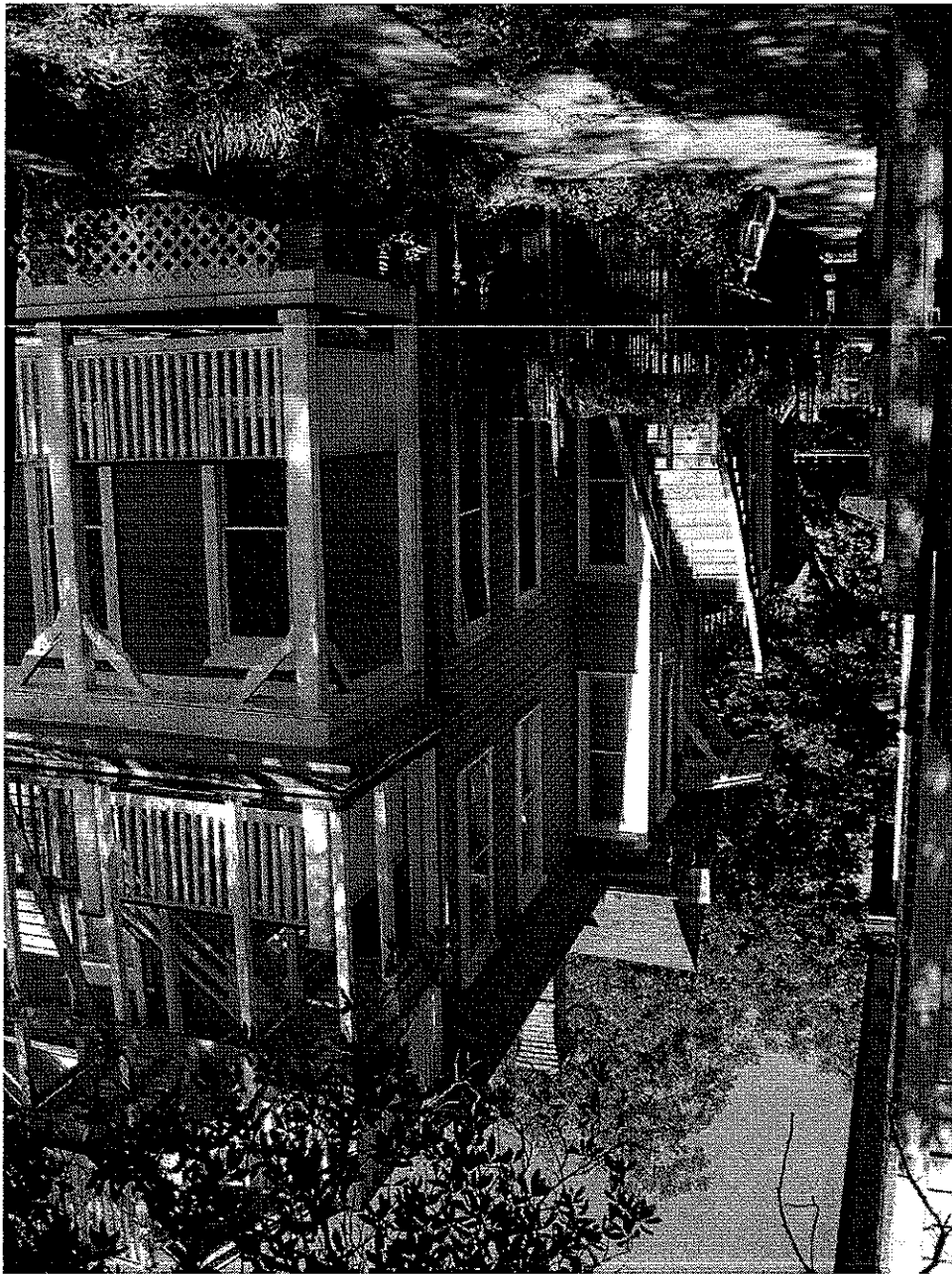


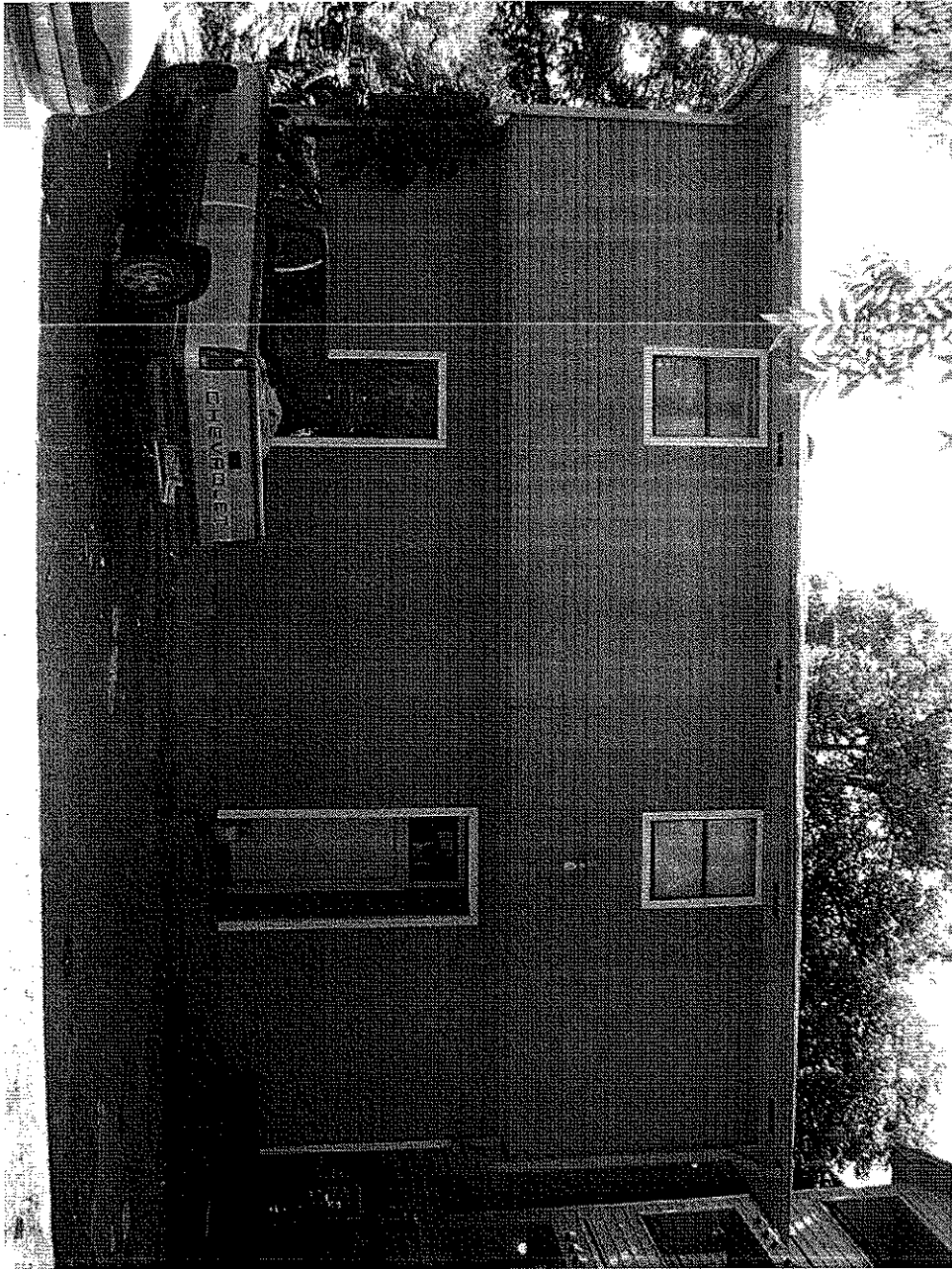
2525 NUECES
AUSTIN, TX 78705

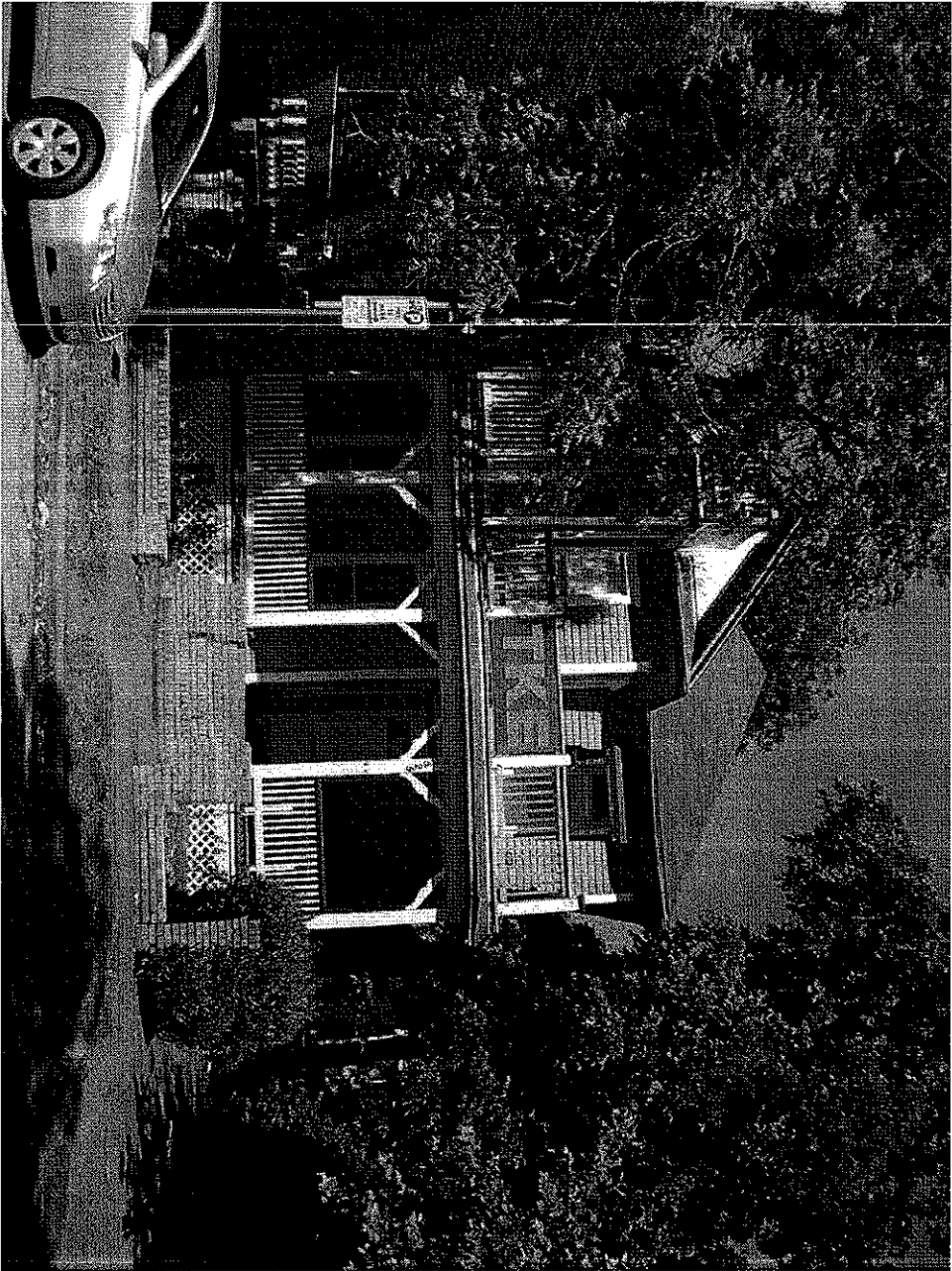


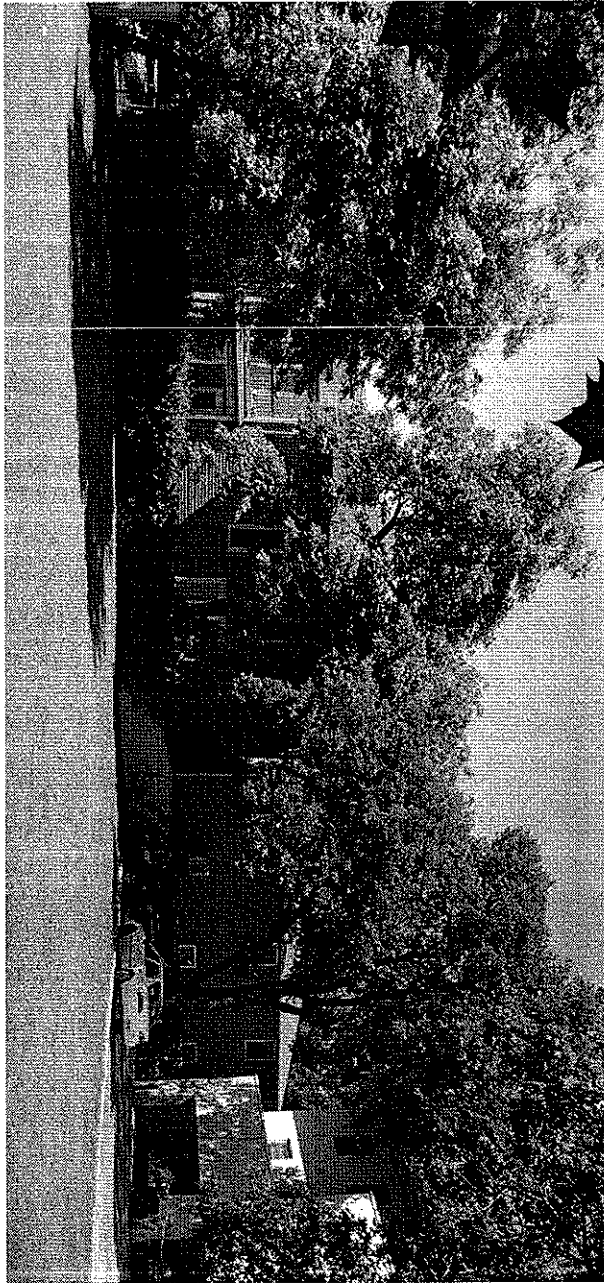












CASE # 015-2013-0090

ROW # 11000656

TP-0216010512

**CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE**

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STREET ADDRESS: 2847 Shoal Crest Ave, Austin, TX 78705 (To be re-addressed 919 W. 29th St)

LEGAL DESCRIPTION: Subdivision – Shoal Crest Addition

Lot(s) W 56.2 Ft Lot 13 Block 2 Outlot 71 Division D

I/We Clay & Mollie Duckworth on behalf of ourselves as authorized agents for

Duckworth Property Holdings, LLC affirm that on July 1, 2013,

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

 ERECT ATTACH COMPLETE REMODEL MAINTAIN X RELOCATE

A variance to the 15 ft side lot setback to a corner lot at 919 W. 29th St. The owner would like to relocate a historic home located at 2525 Nueces St that is scheduled for demolition, to a corner lot located at 919 W. 29th St. A portion of the northwest corner of the home to be relocated, which is 34 ft in overall width, would partially exist within the 15 foot side setback as illustrated. Please note that no other home situated on a corner lot along the 800 and 900 blocks of West 29th St conforms to the prescribed 15 ft side setback for corner lots.

in a SF3 district.
(zoning district)

11' side street S-b.
10' front street S-b.

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

2' front

encroachment

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

Generally speaking, the zoning regulations do allow for reasonable use. However, the owner strongly believes that in this instance, approval of the requested variance to partially build within the 15 ft side setback as illustrated in the proposed site plan would result in land use that is much more consistent with the character and configuration of other homes along the West 29th St corridor for the following reasons:

- 1) No other comparable homes along the 800 and 900 blocks of West 29th St conform to the prescribed 15 foot side setback for corner lots. The Central Austin Combined Neighborhood Plan (CACNP) specifies in Goal 1, Objective 1, Guideline 1.1, that "Houses should be set back from the street a distance similar to the setback of most of the houses on the street"
- 2) Allowing for front and side setbacks comparable to other homes on the street will allow for parking at the rear of the lot, which is generally preferred over parking in front of the home, as outlined in Goal 1, Objective 1, Guideline 1.4 of the CACNP. "Front yards are usually a green landscaped area with minimal impervious paving. Parking in the front yard is discouraged except in a driveway to the side of the house. If larger areas of parking are needed, they should be located behind the house." Placing a home at the rear of the lot would necessitate parking in front of the home, which is not preferred by the city or the owner.
- 3) As a result of non-compliance of other neighboring lots, the owner believes that they should not be limited to a structure that is 30 ft in overall width when all other comparable, neighboring homes are not held to the same standard and are wider, either because the homes are not on corner lots and are thus subject only to 5 foot setbacks, or if they are on corner lots, the homes are situated within the 15 foot side setback.
- 4) The owner intends to relocate a circa 1900 two-story Victorian-style home from 2525 Nueces St to the lot in question. This home, with much historic character, will otherwise be demolished in September to allow for construction of a new west campus housing development. The home at 2525 Nueces St is approximately 34 feet in overall width. The lot at 919 W. 29th St is 50 ft wide along the northern boundary, and 60 ft wide along the southern boundary. If relocation of the historic home at 2525 Nueces St is allowed, only the front, northwest corner will pierce the 15 side setback line as illustrated.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:
 - 1) All neighboring corner lots along the 800 and 900 blocks of West 29th St have structures that exist well within the 15 foot side setback.
 - 2) Most properties along the south side of the 800 and 900 blocks of West 29th St have lots that are approximately 50 ft wide, similar to the 919 W. 29th St. Since the side setbacks of comparable properties are considerably less than 15 feet, neighboring homes are not limited to a mere 30 feet in width, but instead are frequently 30-40 feet wide.
- (b) The hardship is not general to the area in which the property is located because:

No other home located on a comparable corner lot along the 800 and 900 blocks of West 29th St conform to a 15 ft side setback for corner lots. As a result, this zoning regulation is not general to the area, but instead, unique to the lot located at 919 W. 29th St.

AREA CHARACTER:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:
 - 1) The requested variance to the prescribed 15 ft side setback is consistent with side setbacks of neighboring properties. In fact, no comparable neighboring homes conform to the 15 ft side setback requirement, so approval of this variance will not impair the use of adjacent properties.
 - 2) It is the intention of the owner to relocate a circa 1900 two-story Victorian-style home from its current location at 2525 Nueces St to the lot in question. Relocation of this older home would be much more consistent with the 1920's character of the West 29th St corridor than construction of a new home on the same, highly visible corner lot. The home located at 2525 Nueces St will otherwise be demolished in September to allow for construction of a new west campus housing development. The COA Historic Preservation Office strongly supports a variance that will allow for relocation of the home at 2525 Nueces St instead of demolition. Goal two of the CACNP is to, "Preserve the historic character and resources of CACNPA neighborhoods." Objective 2.1 elaborates further, indicating the need to, "Protect historic resources including buildings, bridges, gateways, and other structures." The historic home located at 2525 Nueces St will be demolished if the requested variance is not approved.
 - 3) Goal 3 of the CACNP articulates the initiative to, "Allow mixed use development along the existing commercial corridors that is pedestrian oriented, neighborhood friendly, neighborhood scaled, and serves neighborhood needs." Objective 3.3 suggests that Guadalupe Street (29th to 30th St) and adjacent commercial corridors – 29th and 30th Streets – should become more pedestrian-friendly, mixed use corridors." Relocation of the historic home scheduled for demolition at 2525 Nueces, to the corner lot at 219 W. 29th St will help to achieve these goals.

PARKING: (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

N/A

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

N/A

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

N/A

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

N/A

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 1001 East 8th St

City, State & Zip Austin, TX 78702

Printed Clayton & Little Architects Phone 512-477-1727 Date 7/12/2013

OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 2414 Harris Blvd

City, State & Zip Austin, TX 78703

Printed Clay & Mollie Duckworth Phone 512-771-9808 Date 7/12/2013

**HISTORIC LANDMARK COMMISSION
JUNE 24, 2013
DEMOLITION AND RELOCATION PERMITS
HDP-2013-0414
2525 NUECES STREET**

PROPOSAL

Demolish a ca. 1910 house.

ARCHITECTURE

Two-and-a-half story, rectangular-plan with a projecting front gable, pyramidal-roofed frame house with 1:1 fenestration. The original house had a one-story full-width independent porch across the front; the current porch is two-stories with a "bird's nest" up to the third level. The house has a large, two-story, rectangular-plan addition on the rear; a back porch that faced north on the back of the house, has now been filled in, but has a second-story full-width wood-railed balcony facing north.

RESEARCH

The house appears to have been built around 1910, and was listed as vacant in the 1910-11 city directory. The 1900 Sanborn map shows the lot as vacant. The first occupants of the house were Franck and Clotilda Sistermans, who moved here from El Paso. Frank Sistermans was a mining engineer. He and his family lived here until around 1915, and eventually moved to Los Angeles, where Frank still worked as a mining engineer. From 1915 to around 1919, the house was rented by Lulu Broussard; there is no information available about Ms. Broussard apart from her residency in this house. She had no occupation listed in the city directories, and does not appear on the 1910 or 1920 U.S. Census reports.

Furniture store owner Henry W. Schlieker and his wife Ida owned and occupied the house from around 1919 to around 1923; then Frances B. Fly moved from Galveston and established her home here. Frances Brand Fly was the widow and second wife of Dr. Ashley W. Fly, a very prominent physician in Galveston, mayor of that city, and regent of the University of Texas. Dr. Fly was born in northern Mississippi, and moved to Galveston in 1876. He taught anatomy and surgery at the Texas Medical College in Galveston, and had a prominent medical practice there. He served as mayor of Galveston in the 1890s, and was noted for cleaning up corruption. He attended to victims of the 1900 hurricane and various smallpox epidemics, and was later appointed to the Board of Regents for the University of Texas. After his first wife died in 1905, he married Frances Brand in 1915. He died in Galveston in 1919. Four years later, his widow moved to this house in Austin with her young son. She had been a nurse in Galveston, and occasionally listed her profession as a nurse in the Austin city directories. In 1941, she was listed as the superintendent of nurses at Seton Hospital. Frances Fly apparently died in Austin in March, 1971, but there was never an obituary in the Austin newspapers. She is buried in Albuquerque, New Mexico.

STAFF COMMENTS

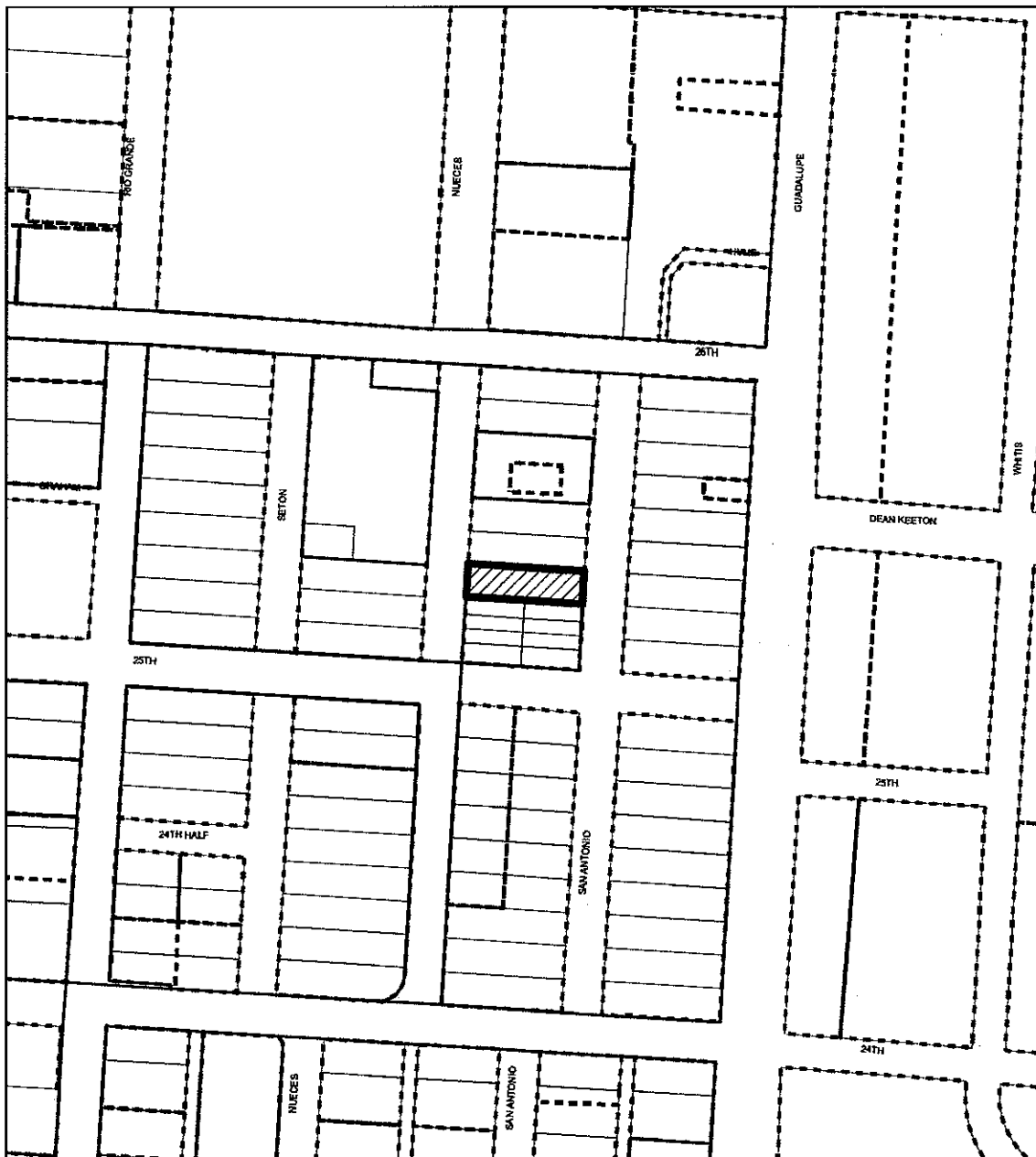
The house is listed as a Priority 2 for research in the Comprehensive Cultural Resources Survey (1984).



STAFF RECOMMENDATION

Encourage relocation over demolition and completion of a City of Austin Documentation Package prior to the release of any permits. The original section of the house retains a high

degree of architectural integrity, and is a very good example of late Victorian residential architecture. While staff wonders whether the house has sufficient historical significance to warrant individual designation as a historic landmark, the architecture of this house is worth reconsidering demolition in favor of preservation, even if not on this same site.

LOCATION MAP



 SUBJECT TRACT
 ZONING BOUNDARY

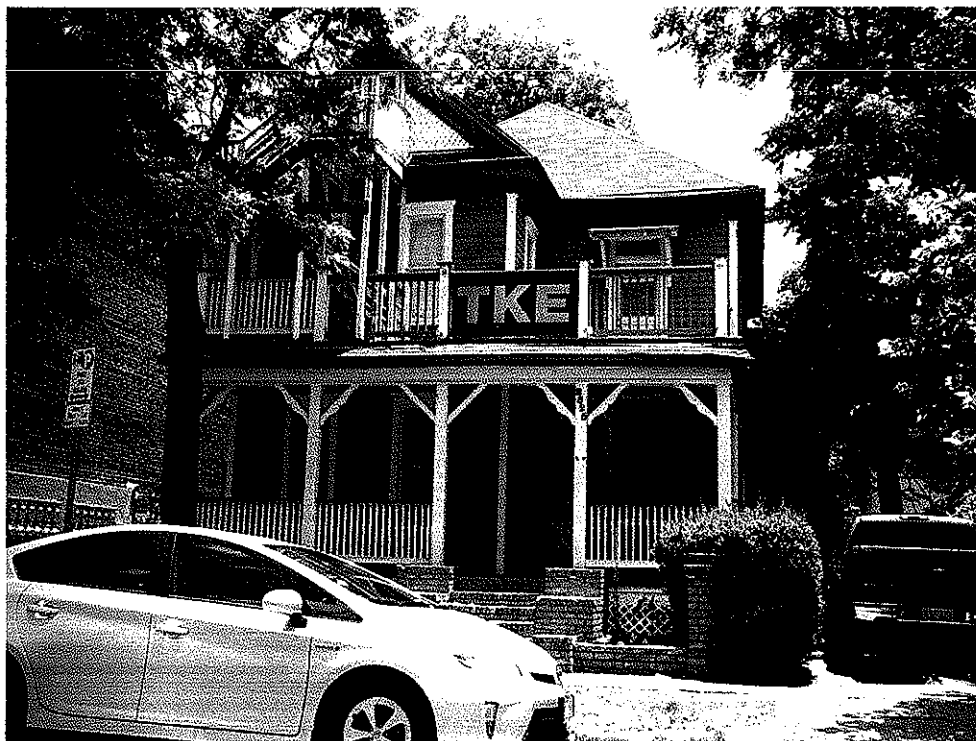
CASE#: HDP-2013-0414
 LOCATION: 2525 Nueces Street



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.

2525 Nueces Street
ca. 1910







OCCUPANCY HISTORY 2525 Nueces Street

City Directory Research, Austin History Center
By City Historic Preservation Office
June, 2013

1992	Vacant
1985-86	Sigma Tau Gamma Fraternity
1981	No return NOTE: The address is listed as 2523; there is no listing for 2525 or 2503. NOTE: Sigma Tau Gamma is not listed in the directory.
1977	Valentine's Discotecque (no proprietor listed). The address is listed as 2523; there is no listing for 2525 or 2503.
1973	Vacant NOTE: The address is listed as 2523; there is no listing for 2525 or 2503.
1968	Frances B. Fly, owner Widow, Dr. Ashley W. Fly Retired ½: Vacant NOTE: The address is listed as 2503 Nueces Street.
1962	Frances B. Fly, owner Widow, Dr. Ashley W. Fly

No occupation listed
 ½: Vacant
 NOTE: The address is listed as 2503 Nueces Street.

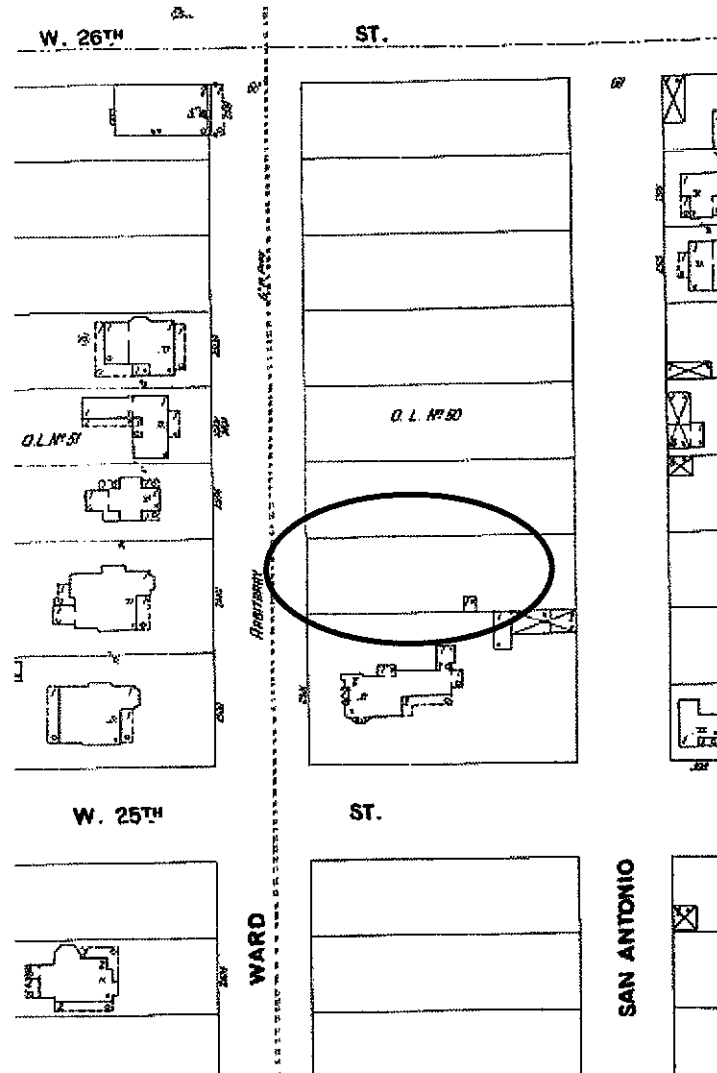
- 1959 Frances B. Fly, owner
 Widow, Dr. Ashley W. Fly
 No occupation listed
 ½: Vacant
 NOTE: The address is listed as 2503 Nueces Street.
- 1955 Frances B. Fly, owner
 Widow, Dr. Ashley W. Fly
 No occupation listed
 ½: Vacant
 NOTE: The address is listed as 2503 Nueces Street.
- 1952 Frances B. Fly, owner
 Widow, Dr. Ashley W. Fly
 Superintendent of nurses, Seton Hospital.
 Also listed is Ashley W. Fly; no occupation stated.
 NOTE: The address is listed as 2503 Nueces Street.
- 1949 Frances B. Fly, owner
 Widow, Dr. Ashley W. Fly
 No occupation listed
 ½: Duane D. and Mary K. Wolf, renters
 Student, University of Texas
 Also listed is Ashley W. Fly, a salesman
 NOTE: The address is listed as 2503 Nueces Street.
- 1947 H Frances B. Fly, owner
 Widow, Dr. Ashley W. Fly
 No occupation listed
 ½: David R. and Nina Grace Matthis, renters
 Both were students at the University of Texas
 Also listed is Ashley W. Fly, a salesman for Conoco Oil Company.
 NOTE: The address is listed as 2503 Nueces Street.
- 1944-45 Frances B. Fly, owner
 Widow, Dr. Ashley W. Fly
 No occupation listed
 NOTE: The address is listed as 2503 Nueces Street.
- 1941 Frances B. Fly, owner
 Widow, Dr. Ashley W. Fly
 Nurse
 Also listed is Ashley W. Fly, the district circulation manager for the American Publishing Company (American and Statesman newspapers).
 NOTE: The address is listed as 2503 Nueces Street.
- 1939 Frances B. Fly, owner
 Widow, Dr. Ashley W. Fly
 Nurse (at the house)
 Also listed is Ashley W. Fly, a circulator.

NOTE: The address is listed as 2503 Nueces Street.

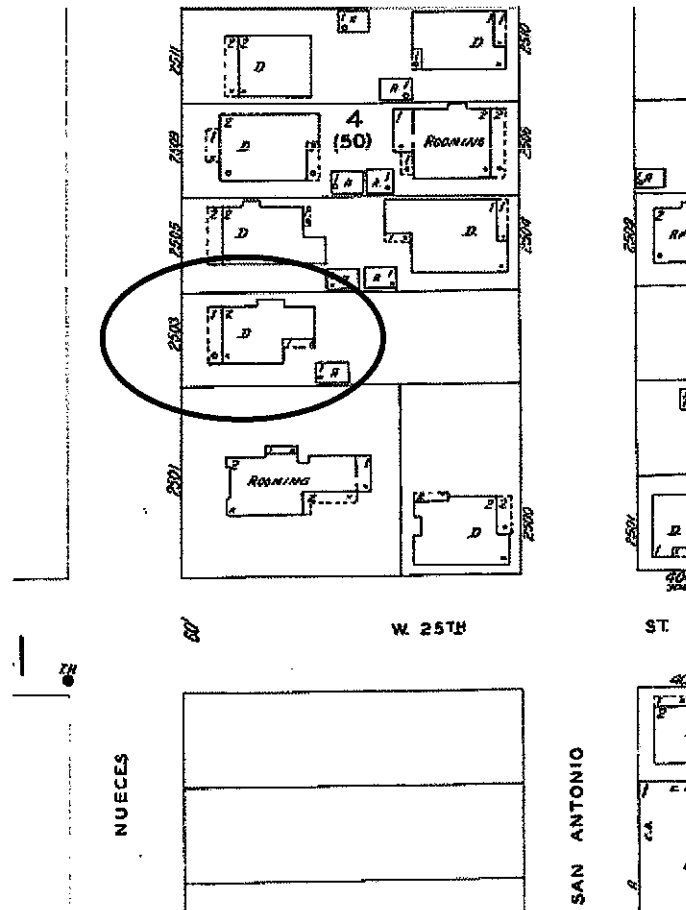
- 1937 Frances B. Fly, owner
Widow, Dr. Ashley W. Fly
No occupation listed
Also listed is Ashley W. Fly, Jr., no occupation stated.
NOTE: The address is listed as 2503 Nueces Street.
- 1935 Frances B. Fly, owner
Widow, Dr. Ashley W. Fly
No occupation listed
Also listed is Ashley W. Fly, a helper at the State Capitol Cafeteria.
NOTE: The address is listed as 2503 Nueces Street.
- 1932-33 Frances B. Fly, owner
Widow, Dr. Ashley W. Fly
No occupation listed
Also listed is Ashley W. Fly, no occupation stated.
NOTE: The address is listed as 2503 Nueces Street.
- 1930-31 Vacant
NOTE: Frances B. Fly is not listed in the directory.
- 1929 Vacant
- 1927 Frances B. Fly, owner
Widow, Dr. Ashley W. Fly
No occupation listed
NOTE: The address is listed as 2503 Nueces Street.
- 1924 Frances B. Fly, owner
Widow, Dr. Ashley W. Fly
No occupation listed
NOTE: The address is listed as 2503 Nueces Street.
NOTE: Henry W. and Ida Schliker are listed as living at 2108 Pearl Street; he was the proprietor of a hardware store at 717 E. 6th Street.
- 1922 Henry W. and Ida Schlieker, owners
Proprietor of a furniture store at 717 E. 6th Street.
Also listed are Joyce Schlieker, no occupation stated; and Marie Schlieker, a student at the University of Texas.
NOTE: Frances B. Fly is not listed in the directory.
NOTE: The address is listed as 2503 Nueces Street.
- 1920 Henry W. and Ida Schlieker, owners
Proprietor of a furniture store at 717 E. 6th Street.
Also listed are Joyce Schleiker and Marie Schlieker; both were students at the University of Texas.
NOTE: The address is listed as 2503 Nueces Street.
- 1918 Lulu Broussard, renter
No occupation listed
NOTE: Henry and Ida Schlieker are listed as living at 402 E. 2nd Street; he still had his furniture store on 6th Street.

NOTE: The address is listed as 2503 Nueces Street.

- 1916 Lulu Broussard, renter
No occupation listed
NOTE: The address is listed as 2503 Nueces Street.
NOTE: Frank H. Sistermans is listed as a mining engineer in the El Paso city directory.
- 1914 Frank H. Sistermans
Mining engineer
Also listed are Francis Sistermans, a student; Louise Sistermans, the widow of John H.C. Sistermans, no occupation listed; and Louise Sistermans, a student at the University of Texas.
NOTE: The address is listed as 2503 Nueces Street.
- 1912-13 Frank H. Sistermans
Engineer
Also listed is Louise Sistermans, no occupation stated.
NOTE: The address is listed as 2503 Nueces Street.
- 1910-11 Vacant
NOTE: Frank H. Sistermans is listed as a mining engineer in the El Paso city directory.
NOTE: The address is listed as 2503 Nueces Street.
- 1909-10 The address is not listed in the directory.



The 1900 Sanborn map shows the site as vacant. Note that this section of Nueces Street was called Ward Street at the time. Today's Seton Avenue was shown as Nueces Street on the 1900 map.



The 1935 Sanborn map shows the house, and the house shown on the 1900 Sanborn map is now designated as rooming house.

BIOGRAPHICAL NOTES

Frank H. and Clotilda Sistermans are listed in the 1910 U.S. Census for El Paso, Texas. Frank Sistermans was then 40 years old, had been born in New York, and was a mining engineer.

Clotilda Sistermans was then 35 and had been born in Mexico. They had three children: Louise, 17, Frances, 12, and Alice, 10. Both Louise and Alice had been born in Mexico; Frances had been born in California. Frank's mother, Louise Sistermans, a 70-year old New York-born widow, also lived with the family. By 1930, Frank and Clotilda Sistermans were living in Los Angeles, where the 68-year old Frank was a mining engineer. His mother, Louise, now 90, also continued to live with them. Their son, Frank, Jr., was also a mining engineer and lived in the family's home.

Frank Sistermans died in Los Angeles in December, 1980.

Lulu Broussard (ca. 1915 - ca. 1919)

There is no additional information on Lulu Broussard.

Henry W. and Ida Schlieker (ca. 1919 - ca. 1923)

Henry and Ida Schlieker appear at this address in the 1920 U.S. Census report; they are listed as renters. Henry Schlieker was then 52 years old, had been born in Missouri, and was furniture merchant. Ida Schlieker was then 47, and had been born in Missouri. She had no occupation listed. The family included three children: Joyce, 23, Marie, 18, and Milton, 10. Joyce and Marie had both been born in Missouri; Milton had been born in Texas. All the children were listed as students. In addition, Ida Schlieker's parents, Joel and Lydia Milton, lived in the house. Both were 83 years old. Joel is listed as a retired farmer from Missouri.

By 1930, the family was living in Hyde Park, close to Duval Street, but the census report does not indicate the street name. Henry Schlieker is again listed as a retail furniture merchant. Only Milton, then 20, still lived in the house with Henry and Ida. He had no occupation listed. By 1940, Henry and Ida were retired. They lived at 304 E. 43rd Street in Austin.

HENRY WILLIAM SCHIEKER

Henry William Schlieker, 83, died in his Austin home Monday night.

He was a retired merchant and a resident of Austin for 45 years.

Surviving are his widow, Ida Schlieker, a son, H. M. Schlieker of Bryan and two daughters, Mrs. D. U. Buckner of Pharr and Mrs. Marie S. Cannon of San Angelo, and a sister, Mrs. William Kersten of California, Mo.

Obituary of Henry Schlieker
Austin American, March 6, 1951

HENRY WILLIAM SCHLIEKER

Funeral services for Henry William Schlieker, 83, retired merchant who died Monday night, will be held at the Hyttin-Manor Funeral Home Wednesday at 4 p.m. with the Rev. James Sapp of First Baptist Church officiating. Burial will be in Oakwood Cemetery.

Funeral notice for Henry Schlieker
Austin American, March 7, 1951

Frances B. Fly (ca. 1923 – ca. 1971)

Frances Brand Fly was the widow of Dr. Ashley W. Fly, a prominent physician, and mayor of Galveston, Texas, who had died there in 1919. Mrs. Fly moved to Austin around 1923. She is listed as the owner of this house in the 1930 U.S. Census. The house was valued at \$7,000, a substantial amount for the time. Frances Fly was then a 47-year old Kentucky-born nurse. With her lived her son, Ashley W. Fly, 13, and born in Texas; and a roomer, 22-year old Texas-born Maynard Robinson, a clerk in the State Banking Department.

The 1920 U.S. Census shows Frances Fly as a widow living in a house she owned in Galveston. She had no occupation listed. Her son, Ashley, was then 4. She lived in Galveston until 1923 – the Galveston city directory of that year still lists her there, working as a registered nurse. The 1924 city directory shows her move to Austin.

The 1900 U.S. Census shows Fannie Brand (Frances Fly's maiden name) living with her family in Como, New Madrid County, Missouri. Fannie was then 18. Her father, James Brand, was a Kentucky-born carpenter.

In the late 1920s and early 1930s, Frances Fly is listed as living in San Antonio, which corresponds to a period of vacancy of this house at the same time. She apparently died in Austin in March, 1971, but there is no obituary for her in the Austin newspapers. She is buried in Albuquerque, New Mexico.

FLY, ASHLEY WILSON (1855–1919). Ashley Wilson Fly, Galveston surgeon and mayor, was born in Waters Valley, Yalobusha County, Mississippi, on August 27, 1855, the son of Anderson B. and Margaret Jane (Giles) Fly. He received his medical degree from Louisville Medical College in 1875, and in the course of his studies he won prizes for his work in anatomy and surgical anatomy. After practicing in Bryan, Texas, for a short time, he moved to Galveston in 1876. Fly taught anatomy and surgery at Texas Medical College and Hospital (1877–81, 1888–91), attended patients at Galveston City Hospital and St. Mary's Infirmary (later St. Mary's Hospital^{qv}), and served as member and president of the Galveston Board of Health (1881–84). He was mayor of Galveston from 1893 to 1899, during which time he helped pass measures to clean up financial corruption in the city. He was president of the Galveston County Medical Society in 1914. In July 1913 Governor Oscar B. Colquitt appointed Fly to the University of Texas Board of Regents, a post he held until 1917. On March 28, 1878, Fly married Kate R. Wilson, who died in 1905. On June 23, 1915, he married Frances E. S. Brand; they had a son. Fly died in Galveston on January 24, 1919.

(From The Handbook of Texas, Texas State Historical Association)

PERMITS

The house was remodeled and an addition constructed in 1983.