

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2014-0009

HLC DATE:

July 28, 2014

PC DATE:

August 26, 2014

APPLICANT: Phoebe Allen, agent for owner Sharon Wang McKinney

HISTORIC NAME: Clappart-Bannerman-Castro House

WATERSHED: Boggy Creek

ADDRESS OF PROPOSED ZONING CHANGE: 1207 E. 8th Street

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

SUMMARY STAFF RECOMMENDATION: Staff recommends the proposed zoning change from single family residence, neighborhood plan (SF-3-NP) combining district to single family residence – Historic Landmark – neighborhood plan (SF-3-H-NP) combining district zoning.

QUALIFICATIONS FOR LANDMARK DESIGNATION:

Architecture – the house is an excellent example of Queen Anne style and has been restored to its historic appearance.

Historical associations – the house represents the change in the East Austin neighborhood from a primarily European neighborhood to a primarily Hispanic neighborhood, and further represents the standard of living of Austin's middle class at the turn of the 20th century.

HISTORIC LANDMARK COMMISSION ACTION: Recommended the proposed zoning change from SF-3-NP to SF-3-H-NP. Vote: 5-0 (Leary ill; Rosato absent).

PLANNING COMMISSION ACTION: Recommended the proposed zoning change from SF-3-NP to SF-3-H-NP. Vote: 8-1 (Chimenti absent).

DEPARTMENT COMMENTS: The house is beyond the bounds of the Comprehensive Cultural Resources Survey (1984).

CITY COUNCIL DATE: September 25, 2014

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: Organization of Central East Austin Neighborhoods.

BASIS FOR RECOMMENDATION:

Architecture: One-and-a-half story, wing-and-gable-plan, hipped-roof, frame Queen Anne cottage with a partial-width, shed-roofed independent porch with decorative brackets and a turned frieze; the windows in the projecting front gable are boxed and project from the bay; there is decorative wood ornamentation in the apex of the gable; single and paired 1:1 windows.

Historical Associations:

The house was built 1897-98 by Emile E. Clappart, who had previously lived next door in a house that is no longer standing, with his sister, Leonie, and Leonie's husband, Ernest P.

Bannerman, and the Bannerman family. Clappart and Bannerman both worked for the Houston and Texas Central Railroad – Clappart as a fireman and later foreman in the shops, and Bannerman as an engineer in the Austin branch of the railroad. In 1906, Clappart's brother, Charles A. Clappart, shot and killed Ernest Bannerman in Houston. Bannerman's widow, Leonie (Clappart) Bannerman, then moved into this house, and lived here until 1915. Emile Clappart and his family moved to Houston; he died in Harris County, Texas April 3, 1968. Mrs. Bannerman sold the house to Ernest and Evelyn Severin, who lived here until the mid-1920s. Severin was a grocery store clerk; his wife, Evelyn was a stenographer at the American-Statesman newspaper.

The house was then a rental property until around 1936, when it was purchased by the Castro family, who lived here until 1987. Manuel and Elida Castro are listed as the owners and occupants of the house in the 1937 city directory, but it appears that Manuel's parents, Leonardo and Leonarda Castro were the true owners of the house, and it was they who lived here for the rest of their lives. Leonardo Castro was born in Mexico and died February 20, 1950. Leonarda Castro had also been born in Mexico, and lived to be 107 years old. Men in the Castro family worked as laborers; the women worked in homes or were dressmakers. Their occupations typified the economic life of Mexican-Americans, and more specifically, the Mexican-born in Austin in the mid-20th century.

PARCEL NO.: 0205070704

LEGAL DESCRIPTION: LOT 8 BLK 1 OLT 4 DIV B STUART & MAIR SUBD

ESTIMATED ANNUAL TAX ABATEMENT: \$5,594 (owner-occupied); city portion: \$1,567. \$2,806 (income-producing); city portion: \$1,784.

APPRAISED VALUE: \$477,898

PRESENT USE: Single family residential

CONDITION: Excellent

PRESENT OWNERS:
Sharon Wang McKinney
607 W. Johanna Street
Austin, Texas 78704

DATE BUILT: ca. 1897-98




ALTERATIONS/ADDITIONS: Rear addition (1950s) and finished basement level (2002).

ORIGINAL OWNER(S): Emile E. Clappart (1897)

OTHER HISTORICAL DESIGNATIONS: None.



[illegible]

 SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

ZONING CASE#: C14H-2014-0009
LOCATION: 1207 E 8TH 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.

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Legal Description: Lot 8, Block 1, Outlot 4 of Stuart & Mairs Subdivision, Division B

Statement of Significance:

The history of the home at 1207 East Eighth Street reflects the history of its East Austin neighborhood, offering a picture of the changes brought about over more than a century as the ownership moves from European heritage (Belgian/French/German) to Hispanic, and ultimately to vagrancy, deterioration and use as a “crack house” before its complete renovation by the current owner. The home is also a model of adaptive use for modern residential needs through the addition of a finished basement level.

The structure is located in East Austin on East Eighth Street, a few feet from the west stairway entry to the Texas State Cemetery and two and a half blocks from the historic French Legation. The lot is steeply sloped to the south toward Seventh Street, where several restaurants are located, thus offering the opportunity for the basement addition. No homes face 8th Street on the north side of the block.

Built in 1898, the house is located on Lot 8, Block 1 of Outlot 4 in Division B of the City of Austin. R.C. Stuart & A.S. Mair subdivided the property in the early 1870s.¹ Both adjacent lots are currently vacant, the east corner lot is utilized as a parking lot for a church, indicated as the Mexican Presbyterian Church at 706 Navasota in a 1955 Sanborn map; the church currently serves as The Guiding Light Baptist Church, which has a small congregation with services on Sundays; a caretaker lives in the structure.

Architectural Description:

The Queen Anne style house located at 1207 East Eighth Street is an L-shaped plan with a partial, asymmetrical, inset porch. It is a regional example of Victorian architecture – originally a one story house featuring fan shaped motifs above the front and east gables, a bay window on the west façade, and Victorian detailing on the front porch.

The house is of wood frame construction with horizontal wood siding, and a wooden post foundation with a concrete skirt. All windows are double hung (1:1 lites on most windows, with a wide single 6:1 on the front porch, and a 4:4 window to the left of the entry door, facing the porch) with no shutters.

The roof, originally cedar shake but now composition, is hipped with a crossed gable at the front and an east/side-facing gable over a bedroom. A fish scale shake pattern highlights the north and east gables. The substantial, interior brick chimney serves two fireplaces.

The asymmetrical front porch (north façade) is a three bay composition with turned wood columns, spindled railing, and spindled canopy. The wooden front door features a single translucent glass pane above, four decorative wooden panels below, and a transom above the door.

Original rooms (in use as living, dining, large entry hallway, and two bedrooms) have 11-foot ceilings, original hardwood floors, and two fireplaces with original mantels (a single chimney opens to two bedrooms). The east front bedroom features two six-foot double hung windows. Separating the living and dining rooms is an 8-foot high double pocket door; the doors being four-panel recessed doors. The entry hall features 36-inch wood wainscoting. Doors leading from the entry hall are four panel recessed doors with transoms, circular motifs on the corners of the trim, and 12-inch door base moldings.

Alterations:

The current owner added a finished, basement level in 2002 with Greg Free as the architect. A rear upper addition (unknown date, probably the 1950s) included 2 unfinished rooms, recently reconfigured as a kitchen and sunroom. The rear addition has a gabled roof and horizontal wood siding.

East Austin Neighborhood History

The Central East Austin neighborhood evolution from mixed races and economic levels to one of African-American segregation offers important documentation of life in Austin and in the South. The area has been ethnically diverse since the 1870s, when the surrounding neighborhood began drawing European immigrants as well as slaves freed after the Civil War.

The George L. Robertson Subdivision, known as **Robertson Hill**, was carved out of the front yard of East Austin's 1841 French Legation. It is named for the eldest son of Dr. Joseph W. Robertson (-1870)—a former ranger, early Austin physician and 1843-44 mayor of Austin.ⁱⁱ Dr. Robertson brought his family to Austin in 1840 and established an apothecary shop on Congress Avenue. In 1848 he paid \$2000 for the French Legation, the former home of French Ambassador de Saligny,ⁱⁱⁱ and lived there until his death.^{iv}

Other land in the area was owned by Irish, Swedish, French and German immigrants; freed slaves (35% of the Austin population was African-American in the late 1860s); white Americans and various investors.

According to the 2000 "City of Austin Historic Resources Survey of East Austin" by Hardy-Heck-Moore & Myers, "Many new homes were built on East 8th, East 9th and East 10th streets, in an around the former Robertson plantation, in the 1880s and 1890s. Most of these belonged to white residents, many of whom were of German descent."

Although the suburban community began as a racially, ethnically and economically mixed population, East Austin became divided along color lines as East Austin businesses and institutions served an increasing number of African-American and Hispanic residents after 1900. By 1910 the Robertson Hill neighborhood consisted almost entirely of African-American residents.^v

Over the years the African-American and Hispanic populations increased, and in 1928 the city adopted a master plan to segregate Blacks by limiting municipal services and schools for African-Americans to East Austin. By the 1940s and 50s, Eleventh and Twelfth Streets became the commercial centers of African-American life, with more than 50 African-American businesses that included the Deluxe Hotel, Harlem Cab Company, grocery stores, restaurants and clubs, the Harlem Theater, barber and beauty shops, and two business schools. In the early 1950s, the construction of the north-south Interstate Highway 35 sealed the fate of East Austin by dividing it physically from the rest of the city. Beginning in the 1960s, after Civil Rights legislation requiring desegregation, the neighborhood fell into a long decline.

Today's East Austin is composed primarily of African and Mexican American cultural groups. Many landmarks burned down or have been demolished, and many of the vacant lots are now owned by the city. There has been a resurgence of development in the last decade, and numerous Anglo and other ethnically diverse families have sought out the area. The Texas Department of Transportation's plans to sink IH35 between the Colorado River and 38th Street, thereby reconnecting East Austin to West Austin, will undoubtedly have a dramatic effect on the future of Central East Austin.

Historical Narrative

The Deed Chain for this property indicates that all of Outlot 4 in Division B was originally sold by the State of Texas in 1854, to Swante M. Swenson, who sold it to Robert R. Robertson in 1871, who sold it to R.C. Stuart & A.S. Mair in the same year. **Stuart & Mair** subdivided the property (Book W, page 230, Travis County Plat Records) and sold Lot 8 to **Mrs. L.A. Cavin** for \$250 in 1874. Mrs. Cavin sold the lot to **Alice L. Givan** for \$225 in 1887. Givan divorced and remarried and, together with her second husband E.H. Waldo and son Paul Givan, sold Lot 8 to **Emile E. Clappart** in 1897 for \$412.50.

Emile E. Clappart, a fireman with the **Houston and Texas Central Railway (H&TC)**, had been living next door with his sister's family since 1891. His sister Leonie's husband, **Ernest J. Bannerman**, was an engineer with the H&TC Railway.

The Ernest Bannerman family lived next door, at 1109 E. 8th, from 1887 through 1898-99 (Mrs. Rosanna Bannerman resided at 1109 E. 8th as early as 1877.) That house is no longer extant. The 1887 Birds Eye map indicates 8 shotgun tenement style buildings directly across the street, but facing north toward Inks Avenue, between 8th and 9th; a few are still in place, with additions.

Emile Clappart took out a Mechanics Lien on **May 25, 1897** for "labor & material to be furnished in erection and construction of an addition to a dwelling house on the property" with **John James Brydson** (1863-1931), a builder and contractor with **Brydson Lumber Company**, a well known supplier of lumber and building materials in Austin. The builder and date of the original "dwelling house" are not recorded, but since the first listing in the Austin City Directory for this address is in 1898-99, it is assumed that Clappart was the original owner/builder of the first dwelling, or that he chose to hire Brydson to finish a house begun by himself or another person. ^{vi} Beginning in 1906, **E.E. Clappart** (H&TCRR foreman shops) and Mrs. E.J. Bannerman (widow of Ernest J. Bannerman, formerly an engineer at H&TCRR) reside at 1107 E. 8th (now 1207).

According to census records for 1910, 1920 and 1930, **Emile Eugene Clappart** was born in Illinois in 1873. His father was Belgian and his mother was French. At the age of 33, in 1906, Emile married his Texan born wife **Olga Martin** (1884-1983), age 21, whose parents were from Germany. Emile is listed in the 1906 Austin City Directory as a night foreman at the H&TC shops, and by 1907 appears to have moved to another location in the city, leaving his sister at the East 8th Street house. In the 1920 Austin Census, Emile (age 48) and Olga (35) have three children: Eugene (12), Jack (9), and Janet (6), and Olga was working as an editress at a paper. By 1930 the Clapparts were living in Houston with two sons, one daughter, and Emile's sister, Leonie P. Bannerman, also born in Illinois. Emile was a locomotive engineer by 1930. Emile Clappart died in Harris County in 1958.

Hortense Clappart, widow of F.E. (likely the mother of Emile), lived with Emile at the Bannerman home by 1897 and with Emile at his 8th Street home from 1898 to 1905. In 1911, Clappart and his wife Olga sold the property to his sister, **Mrs. Leonie P. Bannerman** (widow of Ernest Bannerman) for \$1,800; Leonie had been living at the address since 1906 and remained there until 1915.

Transition 1915-1946

Mrs. Bannerman sold the property to **Ernest and Ida C. Severin** in 1915 for \$2,250. Severin, a clerk at Piggly Wiggly, is listed at the address from 1916 to 1924.

Severin sold the property in 1924 to R. Pearson, who in the same year sold the property to Ed. A. & Annie Towell. The Towells sold the home to Noerto & Maria Lopez in 1943 for \$1,850. During this time period, the house was apparently a rental property, as neither the Pearson, Towell nor Lopez families are ever listed as residents. The house apparently became a rental in 1924, occupied by various tenants until femme sole **Leonarda Castro** purchased the property in 1946.

The Castro Family 1937-1999

The Castro family name is added to the name of the house because of their residence there for almost 50 years. They were a family of hardworking Mexican immigrants who lived in this East Austin neighborhood from 1937 to 1987. Leonarda's son **Manuel Castro** and his wife Elida are listed in the 1937 Austin City Directory as residents.

According to information on a Mokarzel descendant's family tree on Ancestry.com, **Ladislao Castro Sr.** was born June 27, 1881 in Mexico City and died in June of 1957 in Mexico. (It is not known when or why he returned to Mexico; Leonarda is listed as a widow in the 1953 Austin City Directory.) Leonarda Oseguera Castro was born November 6, 1880 in

Mexico City and died December 28, 1987 in Austin. Their oldest daughter Carlota Castro (born 1900, Zacapu, Michoacan, Mexico; died in Austin, 1986) married Ayub Mokarzel in 1918.

According to a 1930 census, both of Ladislao's parents were born in Mexico, as were both of Leonarda's parents. The 1930 Austin census also indicates that Ladislao and Leonarda married when both were 22 (about 1901); Ladislao was a laborer at a cemetery, Rosalina was a factory dressmaker, their son Manuel, age 20, was working as a caretaker at a church, and that the Castro family immigrated to the U.S. in 1900. Ramon, Arturo, Jose and Ladislao are listed as children.

According to the 1940 U.S. Census, Leonarda Castro, age 60, and her children – Ramon, a hospital janitor, age 24; Rosalina, age 35; Arturo, a laundry presser, age 21; Jose, a hospital elevator operator, age 19; and Ladislao, age 15 – lived at 1207 E. 8th. The 1940 census also indicates that all of the family members were born in Mexico, with the exception of Jose and Ladislao Jr., who were born in Texas. The census notes that Ramon, Arturo and Jose were working 60-63 hours per week at their respective jobs.

After a brief absence from the 1944-45 City Directory, Mrs. Castro apparently returned to the house as owner in 1947 and lived there until her death in 1987.

Recent Decades 1999 - current

In 1999, Leonarda's son Ladislao Castro sold the property, which had been vacant for a few years, to **Mary Salazar** (Salazar is listed at the address in 2002). Carole C. Moore acquired the property for \$33,000 in 1999 and sold the property to the Robert and Sharon McKinney in 2002. The property was transferred to Sharon McKinney on April 15, 2009, after their divorce.

During the years of vacancy and use as rental property, the house was observed to deteriorate and was said to have become a "crack" house where drugs were sold.

The current owner, **Sharon Wang McKinney**, a manager with Dell, plans to live in the house when she retires. It is currently in transitional use as a rental property.

In reflecting on her reasoning for requesting historic landmark status, McKinney states, "Austin has been growing, and the make up of the city – as well its heritage – is steadily changing. It's very important as Austin increases in national awareness and popularity that the City preserves its history and has key reminders of its rich and diverse culture. For me, this is exactly why we want our house to have a historic designation. Downtown is being transformed with new high rises being built at a rapid pace, and so many of our landmarks (for example, the Las Manitas building) have been torn down to make room for new development. Thus, to have an early 1900s Victorian home located in downtown Austin amongst all the new development is a reminder of what Austin was, and more importantly, it is a representative of the classic middleclass home people lived in at the turn of the century. The house has been filled with such great history and family. My family was started there. I brought my daughter home for the first time to that house. I watched her grow up in that house as she learned to respect and admire the historic character of the Victorian era. Homes are not built that way any more, and I cherish every fine detail and not-so-fine detail. We want to retire there, tending to the garden, caring for the pocket doors, and preserving Austin's Story."

Historical Documentation – Occupancy History

Austin City Directories for 1107 and 1207 East Eighth Street, and neighboring properties

***Address Note:** The address in the City Directories reflects the street address as #1107 beginning in 1898-99, and changes to #1207 beginning in 1935. Sanborn Fire Insurance maps also indicate the address as 1107 / 1207. The 1887-97 listings for the adjacent #1109 are included below for three reasons: Clappart lived with the Bannermans from 1892 until 1898, his sister Leonie was married to Ernest J. Bannerman, and Clappart sold the #1107 property to his sister*

in 1911.

- 1872-73 no Bannerman listed
- 1877-78 Bannerman, Mrs. Rosanna, res. ss Hickory near east city limits (Charles)
- 1879-80 Bannerman, Mrs. Rosanna B. (wid) res. ss Hickory near east city limits
Bannerman, Charles (same)
Bannerman, William M., groceries & provisions & wagon yard, ss Cedar
bet. Blanco & San Marcos, res. same
- 1881-82 Bannerman, Mrs. Rosanna, r. ss Hickory (8th) between Medina & Navasota
Bannerman, Charles, resides with Rosanna Bannerman
- 1883-84 Bannerman, Mrs. J.L., milliner, r. 310 W. Hickory
- 1885-86 Bannerman, Rosanna B. (wid Wm.) h. W.J. Matthews, physician & surgeon,
office 105 Hickory, r. 1101 e. Hickory cor. Attoyac
- 1887-88 Bannerman, Ernest J., engineer H&TC RR, ss E. 8 bet. Attoyac, Navasota
Bannerman, Rosana (wid Wm) h. E.J. Bannerman
- 1889-90 Bannerman, Ernest J. engineer H&TC, r. 1109 E. 8
Bannerman, Rosana, r. 1109 E. 8
Bannerman, Charles, h. Mrs. R. Bannerman
- 1891-92 Bannerman, Ernest J. engineer H&TC, r. 1109 E. 8
Bannerman **Clappart, Emile E.**, watchman HT&C freight depot, bds. Mrs. R.
(no Cavin, Givan or Waldo)
- 1893-94 Bannerman, Ernest J. engineer H&TC, r. 1109 E. 8th, cor. Navasota
Clappart, Emile E., fireman HT&C RR, bds. E.J. Bannerman
(no Cavin, Givan or Waldo)
- 1895-96 Clappart, Emile E., fireman HT&C RR, bds. E.J. Bannerman
Bannerman, Ernest J. engineer H&TC RR, r. 1109 E. 8th
(no Cavin, Givan or Waldo)
- 1897-98 Clappart, Emile E., fireman H&TC RR, boards 1109 E. 8th
Clappart, Hortense (widow F.E. Clappart) h. E.J. Bannerman
Bannerman, Ernest J. eng H&TC, r. 1109 E. 8th
(no street indexes before 1898; no Cavin, Givan or Waldo)
- 1898-99 **Clappart, Emile E., fireman HT&C RR, r. 1107 E 8th**
Clappart, Hortense (wid F.E.) r. 1107 E. 8
- 1900-01 Clappart, Emile E., fireman HT&C RR, r. 1107 E. 8th
Clappart, Hortense (wid F.E.) r. 1107 E. 8th

1903-04 Clappart, Hortense (wid F.E.) r. 1107 E. 8th

1905 Clappart, Mrs. Hortense C., r. 1107 E. 8th

1906 Clappart, E.E. night foreman H&TC RR shops, res. 1107 E. 8th
Bannerman, Mrs. E.J., res. 1107 E. 8th

1907-08 Bannerman, Mrs. E.J., res. 1107 E. 8th

1910-11 Bannerman, Mrs. E.J., res. 1107 E. 8th

1912-13 Bannerman, Leonie P. Mrs. (wid E.J.) 1107 E. 8th

1916 **Severin, Ernest**, res. 1107 E. 8th

1924 Severin, Ernest (o) clerk Piggly Wiggly #1, 1107 E. 8th
Severin, Evelyn S., stenographer Austin Statesman, 1107 E. 8th

1927 Turner, Hugh (Fannie) driver, h. 1107 E. 8th
Martin, Wm (Gertie), foreman, r. 1107 E. 8th

1929 Wilkerson, Jas. M. (Amanda) h. 1107 E. 8th (no occupation listed)
Wilkerson, Minnie

1932-33 Lamme, Allen G. (Mollie) h. 1107 E. 8th

1935 **Lupercio**, Antonio (Sarah) lab Capitol Paper Stock Co., **1207 E 8**
Mexican Presbyterian Church, 1211 E. 8 (not open to Comal)

1937 **Castro**, Manuel (Elida), r. 1207 E. 8th
Adams, Alf (Ophelia) truck driver, r. 1207 E. 8th
Arechiga, Albert (Beatrice), truck driver , h. 1207 E. 8th

1940 Castro, Raymond, janitor, Seton Hospital, 1207 E. 8th
Castro, Mrs. Leonarda
Castro, Rosalina
Castro, Jose S., elevator operator Seton Hospital
Castro, Arturo, presser AL&DC Co (Austin Laundry & Dry Cleaning)

1944-45 Velasquez, Joe (Lena) h. 1207 E. 8th, mgr. Royal Recreation Club at 302
Congress

1947 **Castro, Leonard O. (owner)** 1207 E. 8th
Castro, Ladilado C. 1207 E. 8th

1949 Castro, Leonard O. (o) 1207 E. 8th

1953 Castro, Leonarda D. (wid. Ladislav) (o) h. 1207 E. 8th

1958	Castro, Leonada Mrs. (o) h. 1207 E. 8 th Villarreal, Edw. Jr. (Augustina R.) equipment operator for H.B. Zachary
1961	Castro, Leonada Mrs. (o) 1207 E. 8 th
1969	Castro, Leonarda D. (wid. Ladesloa) retired, (o) h. 1207 E. 8 th
1980	Castro, Leonarda D. retired, (o) h. 1207 E. 8 th
1985-86	Castro, Leonarda Mrs. (o) h. 1207 E. 8 th
1987	Gomez, Joel
1988-89	Vacant
1990	Vacant
1992	Mary Salazar , 1207 and 1202 E. 8th
1996	Address not listed in index (Mary Salazar @ 1202 E. 8 th)
1997	Address not listed in index
2002	Mary Salazar
2005	McKinney, Robert B. McKinney, Buck B.



Castro family photograph



Castro family photograph