

# ZONING CHANGE REVIEW SHEET

**CASE NUMBER:** NRD-2015-0135

**HLC DATE:**

September 26, 2016

October 24, 2016

**PC DATE:**

**APPLICANT:** Historic Landmark Commission

**HISTORIC NAME:** Anderson-Wattinger-Sucke-Naishtat House

**WATERSHED:** Shoal Creek

**ADDRESS OF PROPOSED ZONING CHANGE:** 812 Theresa Avenue

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

**SUMMARY STAFF RECOMMENDATION:** Staff cannot recommend 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. The house suffers from a serious state of deterioration due to years of neglect and having windows open to the elements for long periods of time. Staff therefore recommends release of the permit upon completion of a City of Austin Documentation Package, consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history, for archiving at the Austin History Center, and upon the Commission's review of the plans for any new construction on this site.

**QUALIFICATIONS FOR LANDMARK DESIGNATION:**

Architecture and historical associations.

**HISTORIC LANDMARK COMMISSION ACTION:** September 26, 2016: Initiated the historic zoning case (Vote: 6-1, Whitworth opposed). October 24, 2016:

**PLANNING COMMISSION ACTION:**

**DEPARTMENT COMMENTS:** The house is contributing to the West Line National Register Historic District.

**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:**

Old West Austin Neighborhood Association

**BASIS FOR RECOMMENDATION:**

**Architecture:**

One-and-a-half story, side-gabled frame bungalow with a central, front-gabled dormer; full-width inset porch on square wood posts; multi-light fenestration, including Craftsman-style 24:1 windows on the main floor of the house.

**Historical Associations:**

The house was built around 1915; the first known occupants were George T. and Esther Anderson, who lived here until George's death in 1918. George T. Anderson was a partner with his father in an ornamental iron and wire works. The house was then purchased by Edward W. and Lizzie Seiders, who lived here for a short time around 1920. Seiders listed his occupation in the city directory as a checker, but the 1920 U.S. Census, which shows them as the owners of this house, show him as a warehouseman for a refining company. From the early 1920s through the early 1930s, the house was owned and occupied by J.J. and Maude Wattinger. J.J. Wattinger was the son of Jacob Wattinger, a Swiss-born stonecutter who founded a general construction business. J.J. and Maude divorced prior to 1930, and J.J. went to live with his mother, Louise, at the Wattinger family home on Augusta Street. Maude Wattinger, who was the librarian for the Christian Science Reading Room in the Littlefield Building, continued to live in this house with two of her sons, Ralph and Maurice. After she moved away around 1933, the house was owned and occupied by Ralph and Virginia Wattinger, who lived here until around 1936. Ralph Wattinger was also in the family construction business, serving as a partner with his uncle Henry (H.E.) Wattinger in H.E. Wattinger and Company, general contractors. Ralph Wattinger was living in Decatur, Georgia in 1940, and at the time of J.J. Wattinger's death in 1945, he was living in Richmond, Virginia, where his mother, Maude, had also moved. From around 1936 until around 1942, the house was owned and occupied by another of J.J. and Maude's sons, Maurice, who lived here with his wife, Irma. Maurice was listed as a carpenter in the city directories for the time he and Irma lived in this house.

Jack Sucke, an insurance man, and his wife, Wheeler, lived in this house in the 1940s. The house was listed as vacant in the 1949 city directory, and in the early 1950s, it was converted to a duplex. Many of the tenants of the duplex were students, including Elliott Naishtat, while he was at the University of Texas.

**PARCEL NO.:** 0110050805

**LEGAL DESCRIPTION:** LOT 5-7 BLK 4 WASHINGTON HEIGHTS

**ESTIMATED ANNUAL TAX ABATEMENT:** \$5,225 (owner-occupied); city portion: \$1,559.  
Income-producing: \$2,808; city portion: \$779.

**APPRAISED VALUE:** \$611,699

**PRESENT USE:** Vacant

**CONDITION:** Poor

**PRESENT OWNERS:**

Trautwein Holdings, LLC  
1812 W. 11<sup>th</sup> Street  
Austin, Texas 78703

**DATE BUILT:** ca. 1915

**ALTERATIONS/ADDITIONS:**

**ORIGINAL OWNER(S):**

**OTHER HISTORICAL DESIGNATIONS:** Contributing to the West Line National Register Historic District.

# LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

CASE#: NRD-2015-0135  
Address: 812 THERESA ST

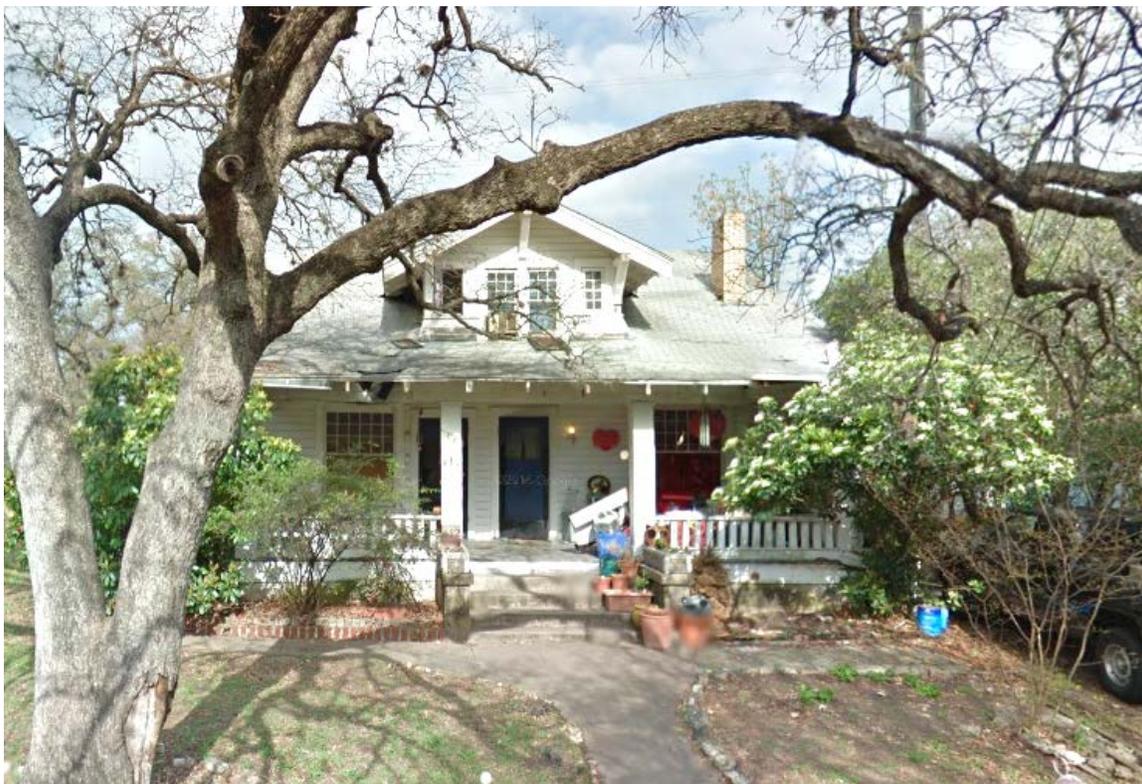
1" = 200'

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



812 Theresa Avenue  
ca. 1915



OCCUPANCY HISTORY  
812 Theresa Avenue

City Directory Research, Austin History Center  
By City Historic Preservation Office  
April, 2016

1992	A:	Robin Reid, renter No occupation listed NOTE: The directory indicates that Robin Reid was a new resident at this address.
	B:	Del Garcia, renter No occupation listed
1985-86	A:	Margaret Rochelle, renter Artist
	B:	Elliott Naishtat, renter Professor, University of Texas
1981	A:	Kimball Baker, renter No occupation listed
	B:	Elliott Naishtat, renter Student
1977	A:	Sandra Hamilton, renter

- No occupation listed  
NOTE: The directory indicates that Sandra Hamilton was a new resident at this address.
- B: Elliott Naishtat, renter  
Action training consultant
- 1973 A: Vacant  
B: Elliott Naishtat, renter  
Writer
- 1968 A: David Swanson, renter  
Student  
B: William and Mona Moss, renters  
Electrician, AA Electric Company, 2321 S. Lamar Boulevard.
- 1962 A: Ted V. and Thelma S. Parker, renters  
Salesman, Hargis-Austin, electrical equipment, 410 Baylor Street.  
B: Vacant
- 1959 A: Emmett R. and Gene K. Carstens, renters  
Draftsman, City Water and Sewer Department  
B: Vacant
- 1955 A: Douglas T. and Lillian Kay, renters  
Student  
B: Philip J. and Eleanor Palmer, renters  
Student
- 1952 Fred and Eunice Winkley, renters  
Student, University of Texas
- 1949 Vacant
- 1947 Jack H. and Wheeler L. Sucke, owners  
Proprietor (with Harvey D. Oatman), Oatman-Sucke Company, real estate and insurance, 1205 Lamar Boulevard.  
NOTE: The alphabetical section of the directory indicates that Jack H. and Wheeler L. Sucke lived at 1300 W. 9½ Street.
- 1944-45 Jack H. and Wheeler Sucke, owners  
U.S. Army and proprietor, Jack Sucke Agency, insurance, 205-07 W. 7<sup>th</sup> Street.
- 1941 Maurice P. and Irma Wattinger, owners  
Carpenter  
NOTE: Jack and Wheeler Sucke are listed at 1003-B W. 22<sup>nd</sup> Street; he was a salesman.
- 1939 Maurice P. and Irma Wattinger, owners  
Carpenter
- 1937 Maurice P. and Irma Wattinger, owners  
Carpenter
- 1935 Ralph H. and Virginia Wattinger, owners  
Proprietor, with Henry E. Wattinger and J.C. Eckert), H.E. Wattinger & Company, contractors, 401 Paul Street.

NOTE: Maurice and Irma Wattinger are listed at 501 E. 2<sup>nd</sup> Street; he was a carpenter.

- 1932-33 Maude E. Wattinger, owner  
Librarian, Christian Science Reading Room, 916 Littlefield Building.  
Also listed is Ralph H. Wattinger, a contractor.  
NOTE: The house is listed as 812 Patterson Avenue.
- 1930-31 Maude E. Wattinger, owners  
Librarian, Christian Science Reading Room, 916 Littlefield Building.  
Also listed is Ralph H. Wattinger, no occupation shown.  
Also listed are Samuel and Edith Work; he was a painter.  
NOTE: Maurice and Irma Wattinger are listed at 811 Patterson Avenue; he was a carpenter.
- 1929 Mrs. Maude E. Wattinger, owner  
Assistant librarian, Christian Science Reading Room, 916 Littlefield Building.  
Also listed is Ralph H. Wattinger, the manager of the University Plumbing, Heating, and Electric Company (J.W. Wattinger, proprietor), 2510 Guadalupe Street.  
Also listed are Samuel and Edith Work; he had no occupation shown.
- 1927 Jacob J. and Maude Wattinger, owners  
Proprietor (with Henry E. Wattinger), Wattinger Brothers, general contractors, 401 Powell Street.  
Also listed is Ralph H. Wattinger, no occupation shown.
- 1924 Jacob J. and Maude Wattinger, owners  
Proprietor (with F. Albert Wattinger), Wattinger Brothers, general contractors, office at the house.  
Also listed are Maurice Wattinger and Ralph Wattinger; neither had an occupation shown.
- 1922 Jacob J. and Maude Wattinger, owners  
Contractor  
Also listed is Maurice Wattinger, a carpenter.
- 1920 Edward W. and Lizzie Seiders, owners  
Checker  
NOTE: Jacob J. and Louise Wattinger are listed at 214 E. 26<sup>th</sup> Street; he was a contractor.
- 1918 George T. and Esther Anderson, owners  
Proprietor of an ornamental iron and wire works, 108 W. 1<sup>st</sup> Street.
- 1916 George T. Anderson  
Proprietor (with Abram Anderson), A.S. and G.T. Anderson, ornamental iron and wire works, 106 W. 5<sup>th</sup> Street.
- 1914 The address is not listed in the directory.  
NOTE: George T. Anderson is listed at 4212 Avenue H. He was the proprietor (with Abram S. Anderson) of A.S. and G.T. Anderson, ornamental iron and wire works, 106 W. 5<sup>th</sup> Street.

**George T. and Esther Anderson (ca. 1915 – ca. 1918)**

George T. Anderson appears in the 1900 U.S. Census as the 17-year old son of Abram S. and Allie A. Anderson of Precinct 7 of Travis County. George T. Anderson was the oldest of the couple's 6 children listed. He was born in Texas and is listed as a farm laborer. His father, Abram Anderson, was a 40-year old Virginia-born farmer.

The 1910 U.S. Census shows George T. Anderson as the 27-year old son of Abe S. and Allie A. Anderson, who owned their home at 4212 Avenue H in Austin. George T. Anderson is listed as an agent for the Anchor Fence Company. His father was a contractor for public institutions. A younger brother, Burt, is listed as a house carpenter.

G.T Anderson married Esther Campbell in Travis County in 1914. He is believed to have died in 1918 and is buried in the Cedar Park Cemetery in Williamson County.

**Edward T. and Lizzie Seiders (ca. 1919 – ca. 1921)**

The 1920 U.S. Census shows Edward T. and Lizzie Seiders as the owners of this house, which is listed as 812 Patterson Avenue. Edward Seiders was 40, had been born in Texas, and was a warehouseman for a refining company. Lizzie Seiders was 32, had been born in Texas to German-born parents, and had no occupation listed. They had no children listed with them.

**Jacob J. and Maude E. Wattinger (ca. 1921 - 1933)**

In 1910, according to the U.S. Census report of that year, J.J. and Maude Wattinger were living in Tyler, Texas, where J.J. Wattinger was the chief clerk for the railroad. He had been born in Switzerland; Maude had been born in Vermont. Their children were: Maurice, 5; Ralph, 3; and Kenneth 1.

His 1918 World War I draft card shows that Jacob Wattinger was living at the American Hotel in St. Louis, Missouri. He had been born in 1882 in Switzerland., He was a clerk for the Missouri-Pacific Railroad. His wife was living in Tyler, Texas. He was tall, with a medium build, gray eyes, and light hair.

The 1920 U.S. Census shows Jacob J. and Maude E. Wattinger as the renters of a house at 2406 Dam Boulevard. Jacob J. Wattinger was 37, had been born in Switzerland, and was a builder and general contractor. Maude E. Wattinger was 37, had been born in Vermont, and had no occupation listed. They had 4 children: Maurice, 15; Ralph, 13; Kenneth, 12; and Jean, 4. The three boys had been born in Texas; Jean had been born in Missouri.

The 1930 U.S. Census shows Maude Wattinger as the owner of this house, which was worth \$6,000. She was a 48-year old Vermont-born divorcee who worked as a church librarian. With her lived her children, Ralph, 23, a Texas-born building engineer; Jean, 14, who had been born in Missouri, and had no occupation listed; and Norma, 9, who had been born in Texas.

The 1940 U.S. Census shows Jacob J. Wattinger living with his mother, Louise Wattinger, at 608 Augusta Street. Jacob J. Wattinger was a 57-year old widower who was a general contractor.

His 1945 death certificate showed that Jake Jacob Wattinger was living at 608 Augusta Street at the time of his death. He was a widower who had been born in 1882 in Switzerland. His father was Jacob Wattinger; his mother was Louise.

**WATTINGER—J. J. Wattinger, 63, prominent Austin contractor, died in a local hospital Sunday afternoon. He is survived by three sons, Maurice Wattinger of Austin, Ralph Wattinger of Richmond, Va., Kenneth Wattinger of Ohio; two daughters, Mrs. Norma Bottinus of Arizona, Miss Jean Wattinger of Cleveland, Ohio, his mother, Mrs. Louise Wattinger of Austin, two brothers, John W. Wattinger and F. A. Wattinger of Austin, and one sister, Miss Lena Wattinger of Austin and five grandchildren.**

**Funeral services will be held at Hyittin Funeral home Tuesday at 10 a. m. with the Rev. F. G. Roesser officiating. Burial will be in Oakwood cemetery.**

**Pallbearers will be Charles Page, Sr., H. C. McGlamery, John Eckert, William Dieter, R. G. Mueller and H. F. Kuhne.**

Obituary of J.J. Wattinger  
Austin Statesman, October 29, 1945

Maude Eva (Wattinger) Morgan died in Richmond, Virginia in 1964.

#### **Ralph and Virginia Wattinger (ca. 1933 – ca. 1936)**

Ralph and Mrs. Ralph Wattinger appear in the 1940 U.S. Census as guests at the Candler Hotel in Decatur, Georgia. Ralph Henry Wattinger was 36, had been born in Texas, and was a construction superintendent. Mrs. Ralph Wattinger was 27, had been born in Texas, and had no occupation listed. They had 2 daughters: Virginia, 5; and Carolyn Jean, 1. They had lived in Austin in 1935.

Ralph and Virginia Wattinger were divorced in Sarasota, Florida in 1951. He died in Pinellas County, Florida in 1977.

#### **Maurice and Irma Wattinger (ca. 1936 – ca. 1942)**

Maurice and Irma Wattinger appear in the 1930 U.S. Census as the renters of the house at 811 Patterson Avenue. Maurice Wattinger was 26, had been born in Texas, and was a carpenter. Irma Wattinger was 31, had been born in Texas, and had no occupation listed. They had a daughter, Dorothy, 2.

According to his 1975 death certificate, Maurice Paul Wattinger was born in October, 1904 in Tyler, Texas. He was the son of Jake J. Wattinger and Maude McFarland. He was a carpenter in the construction business.

**M A U R I C E P A U L  
W A T T I N G E R**

Maurice Paul Wattinger age 71, 10224 Research Blvd died Saturday. Lifelong resident and was a retired carpenter.

Survivors. Wife: Mrs. Irma Wattinger, Austin; Daughter: Mrs. Dorothy Hamilton, Austin; Brothers: Kenneth Wattinger Suffolk, Va. and Ralph Wattinger, Gulfport, Fla.; Sisters: Miss Jean Wattinger, Mrs. Norma Bottenus, both of Richmond,

Va.: Three granddaughters; Mrs. Karen Schultz, Mrs. Linda Reynolds, Miss Lori Hamilton; Grandson: Charles Randall Hamilton.

Services 3:30 P.M. Monday at Hyltin-Manor Funeral Home with Rev. John Auer officiating.

Burial—Oakwood Cemetery.

Pallbearers Ernest Ebner, John England, Theran Ebner, Lyle Baird, Charles Isherwood and A.J. Rosentritt.

Memorial contributions may be made to the American Cancer Society.

Obituary of Maurice P. Wattinger  
Austin American-Statesman, December 22, 1975

**812 Theresa Avenue Repair & Rehab Estimate**

**BUILDER:** Eix & Blackwell

**ADDRESS:** 812 Theresa

**2219 Sq Ft Estimated**

2219 sq ft total AC

	BUDGET	PRIOR DRAWS	LEFT TO DRAW	THIS REQUEST
<b>Lot Cost</b>			\$ -	
<b>Soft Costs</b>				
Lot survey, spot pins, etc.			\$ -	
Plans & Designs	\$ 2,500		\$ 2,500	
Interior decorating			\$ -	
Permits & Tap Fees	\$ 850		\$ 850	
Builders Risk Insurance	\$ 800		\$ 800	
Inspection fees			\$ -	
Interim interest			\$ -	
Title Policy/ Closing Costs			\$ -	
Appraisal			\$ -	
<b>Hard Costs</b>				
Site prep/ demo/ make ready	\$ 4,500		\$ 4,500	
Plumbing Rough & Top	\$ 14,000		\$ 14,000	
Plumbing Fixtures	\$ 3,000		\$ 3,000	
Slab engineer	\$ 1,500		\$ 1,500	
Exterior Rock Work	\$ 1,500		\$ 1,500	
Rough slab grade			\$ -	
Framing materials	\$ 10,000		\$ 10,000	
Framing labor	\$ 8,000		\$ 8,000	
Exterior doors	\$ 850		\$ 850	
Windows & skylights	\$ 6,800		\$ 6,800	
Roof composition	\$ 14,550		\$ 14,550	*
Foundation			\$ -	
Yardline trenches			\$ -	
Electrical	\$ 15,000		\$ 15,000	*
Electrical fixtures	\$ 2,000		\$ 2,000	
HVAC	\$ 9,200		\$ 9,200	
Security / Low voltage	\$ 2,500		\$ 2,500	
Insulation	\$ 5,500		\$ 5,500	
Truss Package			\$ -	
Stone/stucco			\$ -	
Drywall, Tape & Float	\$ 10,276		\$ 10,276	
P&B foundation repair	\$ 21,000		\$ 21,000	Engineered Bid
Porch handrail	\$ 850		\$ 850	
Garage doors			\$ -	
Automatic opener			\$ -	
Cabinetry	\$ 13,500		\$ 13,500	
Trim & doors	\$ 8,800		\$ 8,800	
Trim labor	\$ 3,500		\$ 3,500	
Stair material/ labor	\$ 1,600		\$ 1,600	
Hardware materials/ labor	\$ 2,000		\$ 2,000	
Paint materials-interior	\$ 15,533		\$ 15,533	

Paint materials-exterior			\$	-	
Garden tub	\$	1,500	\$	1,500	
Shower pan			\$	-	
Tree protection			\$	-	
Counter tops	\$	8,000	\$	8,000	
Backsplash material & Labor	\$	1,000	\$	1,000	
Stained concrete			\$	-	
Floor tile material/ labor	\$	4,500	\$	4,500	
Wall tile material/ labor	\$	5,500	\$	5,500	
Wood floor	\$	11,500	\$	11,500	
Mirrors/ Shower glass	\$	2,000	\$	2,000	
Appliances	\$	9,000	\$	9,000	
Carpet/ vinyl			\$	-	
Front door	\$	1,200	\$	1,200	
Window treatments			\$	-	
Flatwork steel & rebar			\$	-	
Daily clean/ powerwash			\$	-	
Trash haul	\$	3,000	\$	3,000	
Final clean/ grade	\$	750	\$	750	
Top soil			\$	-	
Fence & gates			\$	-	
Gutters & downspouts			\$	-	
Sprinkler system			\$	-	
Landscaping & trees			\$	-	
Sod & hydromulch			\$	-	
Temporary utilities	\$	300	\$	300	
Punchout material/ labor	\$	5,000	\$	5,000	2%
Site supervision	\$	55,000	\$	55,000	20%
Fetch & deliver	\$	2,500	\$	2,500	1%
Extras, Misc.	\$	7,500	\$	7,500	3%
<b>TOTAL BUDGET</b>		<b>\$298,359</b>		<b>\$0</b>	<b>\$298,359</b>

**From:** Tom Blackwell []  
**Sent:** Monday, July 25, 2016 9:35 AM  
**To:** 'Scott A. Marks'; 'Kevin Sims'; 'Shawn Shillington'; 'Maureen Metteauer'  
**Cc:** 'Maureen Metteauer'; 'Shawn Shillington'; 'Caroline Blackwell'; 'Tom Hatch'  
**Subject:** RE: 812 Theresa Ave. HLC Agenda June 27

Scott and .....,

Here is the Estimate I have formulated. As you may know, I have done three of these rehabs/additions in the neighborhood and am just starting on a fourth. My newest one at 613 Theresa Ave is the basis of the square footage prices used in this budget. It is not "rent house" finish out pricing. I invite anyone interested to tour this project to see what I am talking about. 613 Theresa will go on MLS in the next week or so and the house is open at most times right now during the day. I can supply the lock box code if it happens to be locked.

I toured 812 Theresa with Michele Lynch and Tom Hatch this last Thursday. Tom and I agree that the house has great bones and is very straight and level for its age. It has missed some of its recent periodic maintenance however and looks a lot worse than it is. I met with my foundation man Saturday morning and he inspected the foundation and spoke with his engineer in formulating his bid. This man has worked on each of the four projects mentioned above and does great work. All other pricing is based on my personal experience with this type of project. I did not include exterior landscaping and such. There is 6% contingency cushion and a 20% builders fee included. There are guys out there who might do it for less.

If this were my project I would keep the house where it is and return it to a single family residence. I would attach and add a second living unit to the south on Lot 6 and make this a large duplex with an attached garage on the new unit and a nice carport on the north side of the existing house. Tom Hatch would design it to blend with the neighborhood very nicely. I would then develop a small single family home on the remaining lot, again by a Tom Hatch design.

If I were the current owner and wanting a family compound, I would rehab the house just as I have estimated adding a great room and large master suite to the south side of the existing home. I would put a large two or three car detached garage on the remaining lot. I would include as large a second floor garage apartment as possible above.

If this option was designed properly it would be a wonderful addition to the neighborhood.

Best regards, see you this evening.