

# ZONING CHANGE REVIEW SHEET

**CASE NUMBER:** HDP-2016-0654

**HLC DATE:**

October 24, 2016

November 21, 2016

**PC DATE:**

**APPLICANT:** Historic Landmark Commission

**HISTORIC NAME:** Williams-Webb house

**WATERSHED:** Boggy Creek

**ADDRESS OF PROPOSED ZONING CHANGE:** 1811 Cedar Avenue

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

**SUMMARY STAFF RECOMMENDATION:** Staff reluctantly does not 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 due to the condition of the house. However, staff does recommend the 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 the erection of an interpretive plaque on site to commemorate the site as the home of Rev. Webb.

**QUALIFICATIONS FOR LANDMARK DESIGNATION:**

Architecture and historical significance.

**HISTORIC LANDMARK COMMISSION ACTION:** **October 24, 2016:** Initiated the historic zoning case. Vote: 6-1 (Whitworth opposed; Reed and Trevino absent; Panju off-dais).

**PLANNING COMMISSION ACTION:**

**DEPARTMENT COMMENTS:** The house has a medium value in the Chestnut Neighborhood Historic Resources Survey (2001).

**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:** Chestnut Neighborhood Association.

**BASIS FOR RECOMMENDATION:**

**Architecture:**

One-story, rectangular-plan, front-gabled board-and-batten house with an off-set front-gabled partially-inset porch on plain, square wood posts; single and paired 1:1 fenestration.

**Historical Associations:**

The house was built ca. 1925 and was first owned by Clint and Ella Williams, who lived here until the early 1930s. Clint Williams was a truck driver, who had previously lived in

Fort Worth where he was a self-employed teamster. They later moved next door to 1813 Cedar Avenue.

From the early 1930s until the mid-1980s, the house was the home of Rev. William and Carrie Webb. Both the Rev. William Webb and his wife Carrie grew up in the Wheatville community of Austin. In the early years of their marriage, the Webbs continued to live in Wheatville; however, in the 1930 U.S. Census, they are both shown living in the home of Alice T. Littlefield, now on the UT campus. William Webb was the family chauffeur for the Littlefields, while Carrie Webb was a cook for a fraternity house.

In 1937, while living in this house, William Webb established and became the first pastor of the Ulit Avenue Missionary Baptist Church, where he served as a pastor until his death in 1952. Carrie Webb lived here until her death in 1986.

**PARCEL NO.:** 0210112207

**LEGAL DESCRIPTION:** LOT 14 BLK 1 OLT 32&33 DIV B GLENWOOD ADDN

**ESTIMATED ANNUAL TAX ABATEMENT:** \$3,007 (owner-occupied); city portion: \$897; \$1,608 (income-producing); city portion: \$448.

**APPRAISED VALUE:** \$285,498

**PRESENT USE:** Residence

**CONDITION:** Fair

**PRESENT OWNERS:**  
UR Cedar Avenue, LLC

**DATE BUILT:** ca. 1925

**ALTERATIONS/ADDITIONS:** There was apparently a fire in the house several years ago, and almost all original building fabric has had to be replaced.

**ORIGINAL OWNER(S):** Clint and Ella Williams (1925)

**OTHER HISTORICAL DESIGNATIONS:** None.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**NOTIFICATIONS**

CASE#: HDP-2016-0654  
1811 CEDAR AVENUE



1" = 208'

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.

1811 Cedar Avenue  
ca. 1925





## OCCUPANCY HISTORY 1811 Cedar Avenue

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

1992	Vacant
1985-86	Carrie Webb, owner Retired
1981	Carrie Webb, owner Retired
1977	Carrie Webb, owner Widow, William Webb Retired
1973	Carrie Webb, owner Widow, William Webb Retired
1968	Carrie Webb, owner Widow, William Webb No occupation listed
1965	Carrie Webb, owner Helper, Frito-Lay, food products, 807 Capitol Court.
1962	Carrie Webb, owner No occupation listed
1959	Carrie Webb, owner Widow, William Webb No occupation listed
1955	Carrie Webb, owner Widow, William Webb No occupation listed
1952	Rev. William and Carrie Webb, owners Pastor, Ulit Avenue Baptist Church, 1804 Ulit Avenue.
1949	Rev. William and Carrie Webb, owners Pastor, Ulit Avenue Baptist Church, 1804 Ulit Avenue.
1947	Rev. William and Carrie Webb, owners Pastor, Ulit Avenue Baptist Church, 1804 Ulit Avenue.
1944-45	Rev. William and Carrie Webb, owners Pastor, Ulit Avenue Baptist Church, 1804 Ulit Avenue.
1941	Rev. William and Carrie Webb, owners Pastor, Ulit Avenue Baptist Church, 1804 Ulit Avenue.

- 1939 Rev. Patrick and Carrie Webb, renters  
No occupation listed  
NOTE: There is no listing for a William Webb in the directory.
- 1937 Patrick and Carrie Webb, renters  
No occupation listed
- 1935 Patrick and Carrie Webb, renters  
No occupation listed
- 1932-33 Patrick and Carrie Webb, renters  
No occupation listed
- 1930-31 Clint and Ella Williams (colored), renters  
No occupation listed
- George and Olivia Jones (colored), renters  
Concrete worker
- NOTE: William and Carrie Webb are listed at 300 W. 24<sup>th</sup> Street; he was a chauffeur.
- 1929 Clint and Ella Williams (colored), owners  
No occupation listed
- 1927 Clint and Ella Williams (colored), owners  
Truck driver
- 1924 The address is not listed in the directory.  
NOTE: Clint and Ella Williams are not listed in the directory.

### **BIOGRAPHICAL NOTES:**

#### **Clint and Ella Williams (ca. 1925 – ca. 1931)**

Clinton Williams' 1917 World War I draft registration card shows that he was living at 2504 Leon Street in Austin. He was born in Luling, Texas in 1896 and was a laborer. He was single. He was African-American with a medium build, and was of medium height.

The 1920 U.S. Census shows Clinton and Ella Williams living in Fort Worth, Texas. Clinton Williams was 23, had been born in Texas, and was a self-employed teamster. Ella Williams was 20, had been born in Texas, and had no occupation listed. They had 2 sons: Charles, 2; and C.L., 2 months.

Clint and Ella Williams appear in the 1930 U.S. Census as the owners of this house, which was worth \$600. The address is listed as 1815 Cedar Avenue, but city directories show that the house number was 1811. Clint Williams was 32, had been born in Texas, and was a truck driver for a transfer company. Ella Williams was 28, had been born in Texas, and was a laundress for a private family. They had 5 children: Charles, 12; C.L., 10; Suney, 8; Vera, 6; and Bessie, 4. All of the children had been born in Texas.

The 1940 U.S. Census shows Clint and Ella Williams as the owners of the house at 1813 Cedar Avenue, next door to the home of William and Carrie Webb. Clint Williams was 42, had been born in Texas, and had his own truck for hauling. Ella Williams was 38, had been born in Texas, and had no occupation listed. With them lived their children: Charles, 21, a helper on a general hauling truck; C.L., 20, a caretaker and yard man; Surry, 18, a common laborer for ordinary jobs; Vera, 16; Billie Lee, 14; Clint, Jr., 12; and Murry, 7.

Clint Williams died June 26, 1977 at the age of 99 in San Francisco, California. He had no obituary in the Austin newspapers.

**Rev. William and Carrie Webb (ca. 1931 – ca. 1986)**

William Webb appears in the 1900 U.S. Census as the 14-year old son of John and Martha Webb, who lived at 907 W. 25<sup>th</sup> Street in Austin. William is listed as being at school. His father, John Webb, 48, had been born in Louisiana, and had no occupation listed. His mother, Martha Webb, 47, had been born in Tennessee, and had no occupation listed. William was the 4<sup>th</sup> of the couple's 6 children, all of whom had been born in Texas. William's older brother, John E. Webb, 24, was a laborer. An older sister, Rosa, 17, was a laundress. None of the other children had occupations listed.

The 1920 U.S. Census shows William and Carrie Webb renting an un-numbered house or apartment on W., 25<sup>th</sup> Street in Austin. William Webb was 35, had been born in Texas, and was a laborer. Carrie Webb was 26, had been born in Texas, and was a washerwoman. With them lived a nephew, Richard White, 26, who had been born in Texas and was a porter. The 1920 U.S. Census also shows Carrie Webb living in the home of her parents, John and Louisa Jackson, at 1209 W. 25<sup>th</sup> Street in Austin. Carrie Webb was 27, had been born in Texas, and did washing for a living. She is listed as married, but William Webb is not listed with her. Her father, John Jackson, 54, owned his home, and was a Texas-born day laborer. Her mother, Louisa Jackson, 46, was born in Texas and did washing. Carrie was the oldest of the couple's 4 children living in the house. Carrie's next younger sister, Mary S. Marther, 23, also was a washerwoman.

William and Carrie Webb appear in the 1930 U.S. Census living in the home of Alice T. Littlefield at 300 W. 24<sup>th</sup> Street. William Webb was listed as a servant. He was 43, had been born in Texas, and was the family chauffeur. Carrie Webb is listed as a lodger, She was 35, had been born in Texas, and was a cook at a fraternity house.

The 1940 U.S. Census shows William M. and Carrie Webb as the owners of this house, which was worth \$1,500. William M. Webb was 54, had been born in Texas, and was a Baptist minister. Carrie Webb was 49, had been born in Texas, and had no occupation listed. They had no children listed with them.

His death certificate shows that William Webb was living at this house at the time of his death on December 24, 1952. He was born in 1889 in Austin, and was a minister. His parents were John and Martha Webb, and his wife was Carrie Webb. There was no obituary in the Austin newspapers.

**\* WEBB, Carrie, 94, of Austin died Friday. Services 2 p.m. Tuesday at Ulit Avenue Baptist Church. Burial Evergreen Cemetery. (King-Tears)**

Death notice for Carrie Webb  
Austin American-Statesman, January 5, 1986

**ULIT AVENUE MISSIONARY BAPTIST CHURCH**

The Ulit Avenue Missionary Baptist Church (UAMBC) was organized on October 9, 1937 under the leadership of the late **Reverend W.M. Webb**; with twenty-eight (28) charter members, all gone on to be with the Lord. While our church was under construction, we worshipped with the Nineteenth Street Missionary Baptist Church. On April 3, 1938, we proudly marched into our

first edifice and held our first revival on April 11, 1938. Our First baptismal service was held July 3, 1938. Ulit experienced such numerical and spiritual growth that physical expansions had to be made including enlargements to the sanctuary. Reverend W.M. Webb was called home to be with our Lord and Savior Jesus Christ on December 24, 1952.

On June 12, 1953, the late **Reverend J.B. Smith** accepted the call to lead and shepherd UAMBC. This present edifice was built under his leadership. Reverend Smith's tenure with the UAMBC ended on October 8, 1962.

### **The Middle Years....**

On February 3, 1963, we were blessed by God who sent another great pastor, the late **Reverend Oven Steen (O.S.) Davis**. Under his wise and faithful leadership, the UAMBC grew spiritually and financially. Membership increased, building facilities and church programs were expanded. Under his guidance, we organized our first Vacation Bible School in July 1963. On Sunday, January 23, 1966, we re-entered the sanctuary, rejoicing over yet another facility expansion, including the addition of the Webb's Fellowships Hall. The church had been completely renovated. The choir stand was enlarged and the church pews, runners and carpet had been laid. We installed a public address system, a new baptistery, a modern kitchen, air conditioning in the sanctuary, a new piano, a communion table and a printing machine. Last but not least, all of the church's debt was paid in full! Several new organizations were added to the church, including a Baptist Training Union (B.T.U) and Mission Auxiliaries. Ulit has always supported missions because Reverend O.S. Davis and his wife were returned missionaries from Africa.

"Adams Ramp" was built on March 24, 1986; additional parking was created with the purchase of two properties – one of which was 1805 Ulit Avenue purchased in 1979. The church added a water fountain, fluorescent lighting, new carpet and ceiling fans. On April 29, 1996, Ulit purchased 4.224 acres of land in the Industrial Park Subdivision, then later in 2002 sold the land. The proceeds from this sale were used to purchase an additional property – 1806 Ulit Avenue. This property was dedicated to God on November 20, 2002 and named the Davis Education Center. On February 2, 2003 O.S. Davis retired after **40 Years of Dedicated Service!** He continued on as Pastor Emeritus until his death on March 17, 2004.

### **The Church Today.....**

The UAMBC held a meeting on the evening on November 3, 2003 for the purpose of selecting a new pastor. The church family prayerfully and overwhelmingly called **Reverend Melvin Wright, Jr.** as our new pastor. Reverend Wright joyfully accepted the calling and assumed the position of Pastor of UAMBC on November 16, 2003. Pastor Wright has been preaching Jesus Christ, and promoting love and unity ever since that day. His ministry and administration has resulted in many former members returning and new members being added to the church. UAMBC is steadily growing spiritually and financially each day! Within the first six months, the Music Ministry Choir was reactivated, a new Order of Service including *Praise and Worship Service period* and a change in the Sunday worship time were all initiated March 7, 2004. A UAMBC Junior Mission Auxiliary was organized. The Pastor's study has been expanded and upgraded. We added another women's facility, installed new signage, upgraded the sound system, purchased a digital piano and a B-3 Organ, purchased a leslie for our sanctuary, installed new office equipment for the Pastor's Study and Church Clerk, was blessed with two church vans for our transportation ministry, and lastly purchased the property at 1802 Ulit Avenue.

In 2012 God has been faithful in giving to our Pastor the Vision for our future edifice. On September 17, 2012 2 acres of land was purchased at 5415 East Martin Luther King Blvd. Building Design, Platting for our new edifice is ongoing. We wait for the Vision, with excitement and anticipation to come to fruition. On August 17, 2014 an organizational meeting was held and was decided to make a slight change to our name, dropping the Avenue and adding "Greater" to reflect our move to our new location upon the completion of construction (Fall 2015)

On July 29, 2014 an application was filed with the State Comptroller. Our new name " GREATER ULIT MISSIONARY BAPTIST CHURCH" We are committed to carrying on our deep convictions to God and our Lord Jesus Christ. We moved into our new edifice the second Sunday October 2015. To God be the Glory!

The Church is alive and well, shouting – ***“Look Where The Lord Has Brought Us!”***

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

No. A 3123

## PERMIT FOR WATER SERVICE

Austin, Texas **INDEXED**

M. A. J. Jones Address 1810 Cedar Ave

Plumber Ideal Plum Co Size of Tap 1/2 Date 3-20-30

CHANGED TO 6" MAIN AND RENEWED

SERVICE WITH 2 1/2" COPPER ON 7.00 L.S.C.

**NUC II**

Date of Connection 3/25/30

Size of Tap Made 3/4

Size Service Made 3/4

Size Main Tapped 1 1/2"

From Front Prop. Line to Curb Cock 6'

" " " " 5'

" " " " 15'

Location of Meter at walk

Type of Box rock

Depth of Main in St. 2'

" " Service Line 2'

From Curb Cock to Tap on Main 14'

Checked by Engr. Dept. 4-3-30

**INDEXED**

Foreman's Report

No. Fittings	1
Curb Cock	1
Elbow	3/4
St. Elbow	3/4
Bushing	3/4
Flange	3/4
Pipe	3/4
Comp	3/4
Nipples	
Union	
Plug	
Ter	1
Stop	1
Box	1
Lid	1
Valves	1

Foreman's Signature Burman

Req. No. 113

Water service permit for this address (1930)

# 44411 No. 18972A

**APPLICATION FOR SEWER CONNECTION:**

St. W Austin, Texas 7-18- 1944

To the Superintendent of Sewer and Public Improvements,  
City of Austin, Texas

Sir:-

I hereby make application for sewer connection and instructions on premises owned by Carrie Webb at 1411 Cedar Street, further described as lot 14, block 1, outlet 32, subdivision Thameswood, division , plat 32, which is to be used as a res.

In this place there are to be installed 3

I agree to pay the City Sewer Department the regular ordinance charge.

Respectfully,  
John Watterman

Stub Out \_\_\_\_\_

Connected 7-18-1944 Permit Rec  
7-18-44

Size of Main 6 inches

Size of Service 4 inches

5 Feet Deep at main & 3' deep at pt.

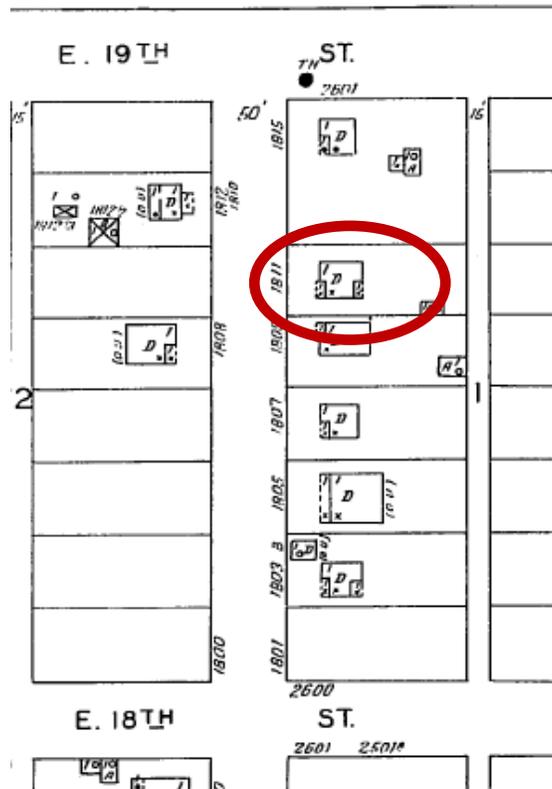
7.5 Feet from Property Line to main & 3' from

Feet from Curb Line of walk lot

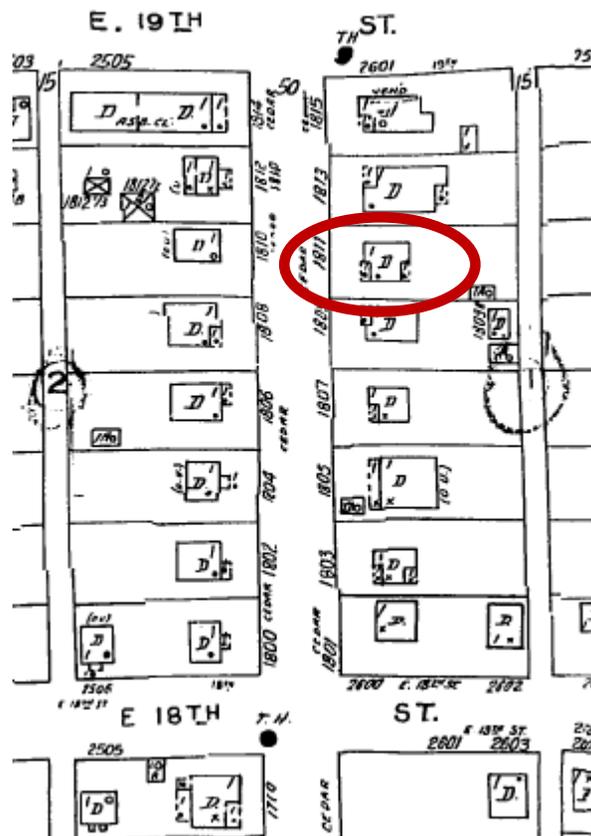
Inspected by \_\_\_\_\_

Connection made by Hamm & McPherson  
16268 Sewer all A-316  
5 ft diam

Sewer connection application showing Carrie Webb's ownership of the house (1944)



The 1935 Sanborn map shows the house. This area of the city was not shown on earlier maps.



The 1962 Sanborn map shows the same configuration for the house as shown on the 1935 map above.

Commissioners,

I am the owner of a property located at 1811 Cedar Avenue in East Austin. Historic zoning was initiated on this property at your October 24<sup>th</sup> meeting. Since that meeting, additional information has been obtained about the history of the structure on the property which brings into question its true historic significance. Attached to this email are those details, which in my opinion and that of multiple professionals (architects and engineer), provide information why 1811 Cedar Avenue does not meet the City's required criteria to qualify for historic zoning.

I'm sending this background information to you in advance of the meeting next week so you can review the information prior to the meeting. I will follow up with a phone call this week to discuss the property background and answer any questions you have.

Sincerely,  
Dino Longi  
Owner  
UR Cedar Avenue, LLC