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August 5, 2012

(Steve.Sadowsky@austintexas.gov)

Mr. Steve Sadowsky

Director

Historical Preservation Division

City of Austin Planning and Zoning Department

Austin, Texas 78701

NOTICE OF APPEAL
1207 & 1029 WEST 22 ½ STREET, AUSTIN, TX 78705
“ACTION ON A CERTIFICATION OF DEMOLITION OR REMOVAL”
JULY 25, 2016 AGENDA ITEM NO. D.18-1
HISTORIC LANDMARK COMMISSION

Dear Mr. Sadowsky:

Thank you for returning my call on Wednesday, August 3, 2016. I reviewed the City of Austin Ordinance regarding Appeals of a commission's action and realized that the appeal time was 14 days and not 60 days. Therefore, I ask that you consider this letter, along with my telephone conversation with you, as my notice to appeal the Historical Commission's July 25, 2016 decision regarding the above-mentioned properties. I am an interested person as defined by the Land Development Code because I live and own a home within 500 feet of the subject property

My neighborhood association, West University Neighborhood Association, will meet on September 7, 2016 to discuss this matter. For now, please consider this also an appeal by the West University Neighborhood Association. The West University Neighborhood Association (WANA) is a registered neighborhood organization as defined by the Land Development Code and has its boundaries within 500 feet of the proposed development.

Under Article 7 of the Land Development Code, § 25-1-133, the following information is required:

1. I am the appellant and my name and number are listed above. The WANA connection is currently me. If necessary, I will update this information after our September 7, 2016, meeting.
2. The name of the applicant is Bennett Consulting.

Mr. Steve Sadowsky
Notice of Appeal
HDP-2016-0468
July 5, 2016

3. The decision being appealed is the COA's staff recommendation to allow the demolition of twin ca. 1929-1930 houses now used as four-plexes, and to encourage rehabilitation and adaptive re-use, but release the permit upon completion of a City of Austin Documentation Package.

4. The date the Commission approved the staff recommendation on the Consensus Agenda was July 25, 2016.

5. My status as an interested party is that I own a home within 500 feet of the development. WUNA's is an interested party because their boundary is within 500 feet of the development.

6. The following are the reasons why we do not believe the decision complies with the requirements of the Land Development Title:

- A. The complete block of 1200 West 22 ½ has historical significance since all the houses on that block are close to 100 years old or older.
- B. The COA's staff research failed to disclose many important people who lived in the two above-mentioned structures. Additional research is need to establish that people other than students, clerks in various state departments, office workers, and junior professor lived in these structures.
- C. Since the houses are listed in the 1984 Comprehensive Cultural Resources Survey, more comprehensive studies of the buildings and its occupants are needed to confirm that the structures and/or its occupants may comply with historical preservation guidelines.

I request that this appeal be filed today, August 5, 2016, in order to comply with the 14-day requirement to file an appeal. Thank you.

Sincerely,



Olivia B. Ruiz

Cc: Kalan Contreras: Kalan.Contreras@austintexas.gov
WANA Group List

HISTORIC LANDMARK COMMISSION
JULY 25, 2016
DEMOLITION AND RELOCATION PERMITS
HDP-2016-0468 AND HDP-2016-0469
1207 W. 22½ STREET AND 1209 W. 22½ STREET

PROPOSAL

Demolish twin four-plexes built as single-family houses in 1929-1930.

ARCHITECTURE

Each current four-plex is a one-story, U-plan, stuccoed frame house with a central courtyard facing the street; single and triple 1:1 fenestration. It is not clear when the stucco exterior was applied to these houses, i.e., whether it is original – the 1935 Sanborn map does not reference the stucco, but the 1961 map does.

RESEARCH

Larry B. Shaw, a local real estate agent, built each of these identical houses in 1919-1930. Shaw and his wife, Vera, lived at 1207 W. 22½ Street from around 1936 to around 1970, with a brief period in the late 1930s and early 1940s, when they lived at 1209 W. 22½ Street. Around 1936, the Shaws converted the originally single-family houses into duplexes, and later into more apartments. Their tenants included many students over the years, as well as clerks in various state departments, salesman, office workers, and junior professors and teaching assistants at the University of Texas.

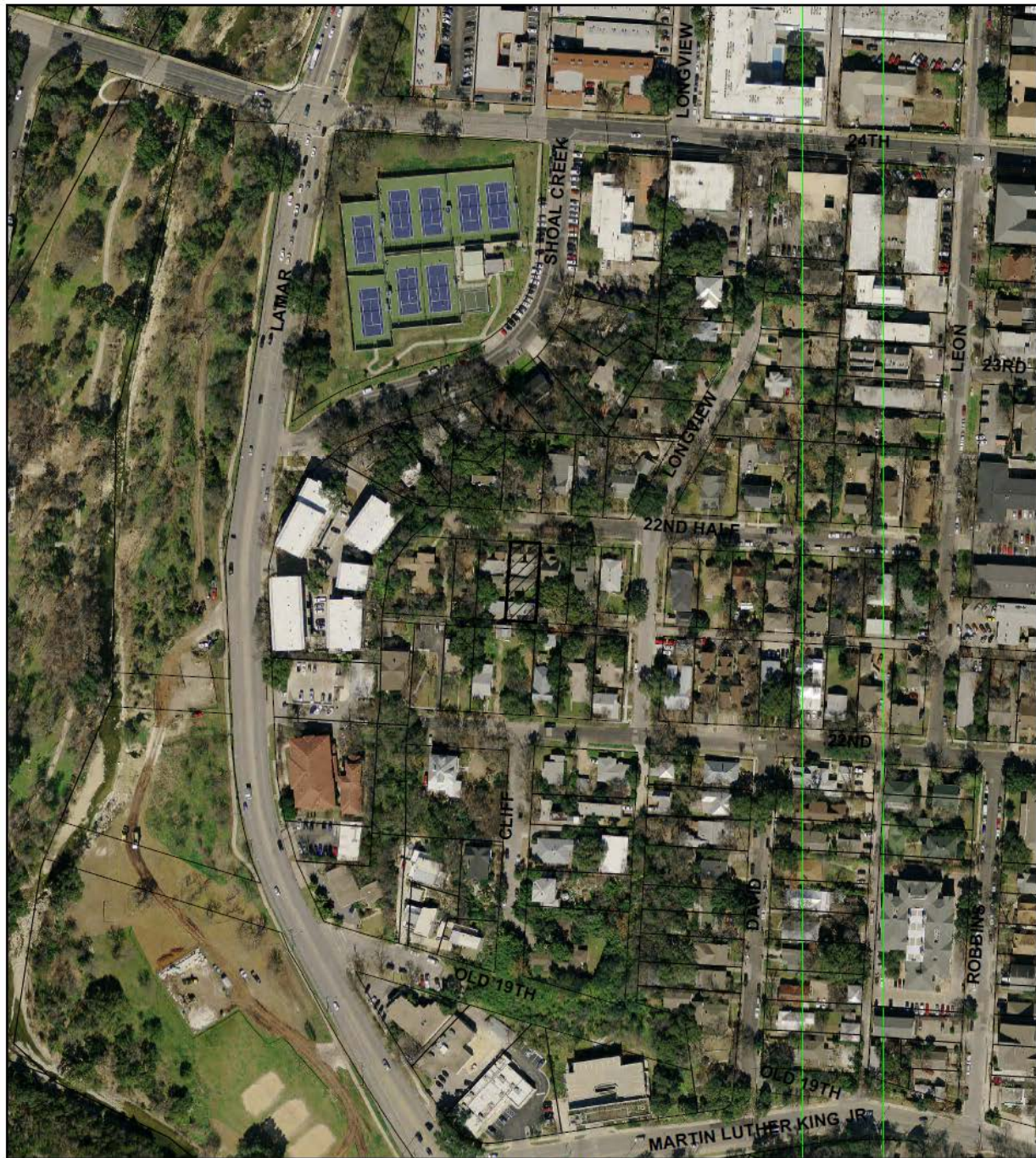
STAFF COMMENTS




The houses are listed in the Comprehensive Cultural Resources Survey (1984) but without a priority for research.

STAFF RECOMMENDATION

Encourage rehabilitation and adaptive re-use rather than demolition. This area of West Campus is still very residential with many older one-story homes still used as single family residences or duplexes, a relatively low density, and it retains the feel of the old neighborhood when it was an area of houses occupied by professors and others associated with the University of Texas. It would be very unfortunate to lose these twin four-plexes, as they represent a popular style of their time, and are part of the historic fabric and character of this neighborhood. However, staff cannot say that either of these houses qualify as a historic landmark, so if the applicant is dead-set on demolishing them, then staff must recommend release of the permits upon the completion of a City of Austin Documentation Package, consisting of photographs of each elevation, a dimensioned sketch plan, and a narrative history, for archiving at the Austin History Center.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 208'

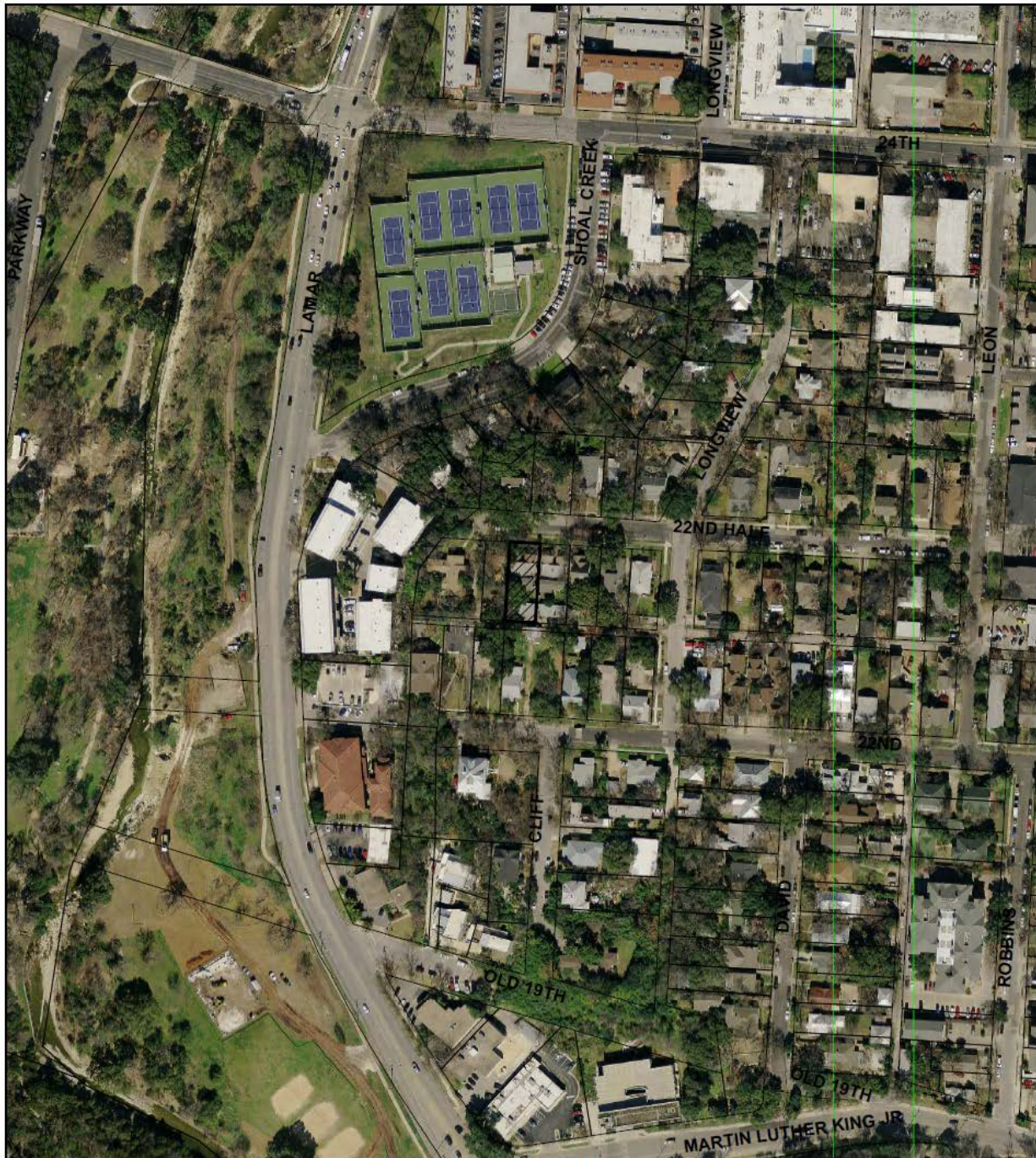
NOTIFICATIONS

CASE#: HDP-2016-0468
1207 W 22ND 1/2 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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





1" = 208'



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: HDP-2016-0469
1209 W 22ND 1/2 STREET

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1207 W. 22½ Street
ca. 1929



OCCUPANCY HISTORY 1207 W. 22½ Street

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

1992	A:	Vacant
	B:	Kate Bonnickson, renter Student
	C:	Tripp H. Taylor, renter No occupation listed
1985-86	A:	Karla K. Eoff, renter Office secretary, Robert S. Karotkin, general insurance, 2607 Thomas Drive.
	B:	Toni Kanistaro, renter Student NOTE: The directory indicates that Toni Kanistaro was a new resident at this address.
	C:	Vacant
1981	A:	Duncan Finch, renter Employed by the Capitol Oyster Bar (not listed in the alphabetical section of the directory). NOTE: The directory indicates that Duncan Fitch was a new resident at this address.

- B: William and Vicki L. Hamelin, renters
No occupation listed
NOTE: The directory indicates that William and Vicki L. Hamelin were new residents at this address.
- 1977 A: Gary D. Scott, renter
Student
B: Michael Quinn, renter
Clerk, Discount Records, 2310 Guadalupe Street.
NOTE: The directory indicates that Michael Quinn was a new resident at this address.
C: Alan Jochimsen, renter
Student
- 1973 Vacant – all of the apartments.
- 1968 A: Larry B. and Vera Shaw, owners
Retired
B: George Kunzel, renter
Teaching assistant, University of Texas
C: Victor Schill, renter
Student
- 1965 A: Larry B. and Vera Shaw, owners
Retired
B: Manfred O. and Gisela Triesch, renters
Student
C: Ronald F. Teutsch, renter
Student
- 1962 A: Larry B. and Vera Shaw, owners
No occupation listed
B: Vacant
C: Vacant
- 1959 A: Larry B. and Vera Shaw, owners
Real estate salesman
B: Vacant
C: Hubert L., Jr. and Elizabeth A. Minton, renters
Hubert: Student
Elizabeth: Receptionist, C.L. Reeves Construction, 708 S. Lamar Boulevard.
NOTE: The alphabetical section of the directory shows Elizabeth Minton at 2306 Longview Street.
- 1955 A: Larry B. and Vera Shaw, owners
Real estate salesman
B: Vacant
C: Vacant
- 1952 Larry B. and Vera Shaw, owners
No occupation listed

George E. Ellis, renter

- Student, University of Texas
- 1949 Larry B. and Vera Shaw, owners
Real estate (office at the house)
- Nell Faulkner, renter
Employed by the State Health Department
- 1947 Larry B. and Vera Shaw, owners
Real estate agent (office at the house)
- Ethelyn Hogg, renter
Clerk, State Health Department
- Oliver L. and Billie Norman, renters
Engineer
- 1944-45 Larry B. and Vera Shaw, owners
Real estate (office at the house)
- Ethelyn Hogg, renter
Widow, Gilbert Hogg
No occupation listed
- Oliver L. and Sarah Norman, renters
U.S. Navy
- 1941 Ralph J. and Thelma A. Bollman, renters
Ralph: No occupation listed
Thelma: Tutor, University of Texas
- Rael N. Papich, renter
Student, University of Texas
- John J. and Katherine Costley, renters
Inspector, Austin-Travis County Health Department
NOTE: The address is listed as 1107 W. 22½ Street.
- 1939 William J. and Josephine Goode, renters
Student, University of Texas
- Larry B. Shaw, owner
No occupation listed
NOTE: The address is listed as 1107 W. 22½ Street.
- 1937 Larry B. Shaw, owner
No occupation listed
- Robert C. and Katherine Stokes, renters
Inspector
Also listed is Robert C. Stokes, Jr., a student at the University of Texas.
NOTE: The address is listed as 1107 W. 22½ Street.
- 1935 R. Patton and Leota Lightfoot, renters

No occupation listed

NOTE: Larry B. and Adelaide Shaw are listed at 1319 Meriden Lane; he was in the real estate business.

NOTE: The address is listed as 1107 W. 22½ Street.

1932-33 Edwin B. and Annie L. Snead, renters

No occupation listed

NOTE: The address is listed as 1107 W. 22½ Street.

1930-31 William R., Jr. and Elizabeth B. Long, renters

William: Clerk, American National Bank, 601-05 Congress Avenue.

Elizabeth: Pianist, Physical Training for Women, University of Texas.

NOTE: The address is listed as 1107 W. 22½ Street.

1929 The address is not listed in the directory.

NOTE: William R. Long, Jr. is listed at the home of his parents, William R. and Emily Long, at 814 W. 23rd Street. William R. Long, Jr. had no occupation listed; his father was an auditor at the University of Texas.

BIOGRAPHICAL NOTES

Larry B. and Vera Shaw (ca. 1936 – ca. 1938, and ca. 1943 – ca. 1970)

The 1940 U.S. Census shows L.B. and Vera Shaw as the renters of an apartment at the house next door at 1109 W. 22½ Street. L.B. Shaw was 48, had been born in Connecticut, and was a rubber goods salesman. Vera Shaw was 39, had been born in Texas, and had no occupation listed.

MRS. VERA C. SHAW

Mrs. Vera C. Shaw, of 1207 West 22½ St. died in a local hospital Tuesday. She was a member of Hyde Park Baptist Church.

Funeral will be at 1 p.m. Wednesday at Cook Funeral Home with Dr. Ralph Smith officiating. Burial will be in Austin Memorial Park.

Survivors include her husband, Larry B. Shaw of Austin; two sisters, Mrs. Navarro Cox of Nacogdoches and Mrs. Clifton Warcup of Houston; two brothers, John Ingram of San Antonio and Jack Ingram of Texarkana.

Obituary of Vera Shaw
Austin American, January 7, 1970

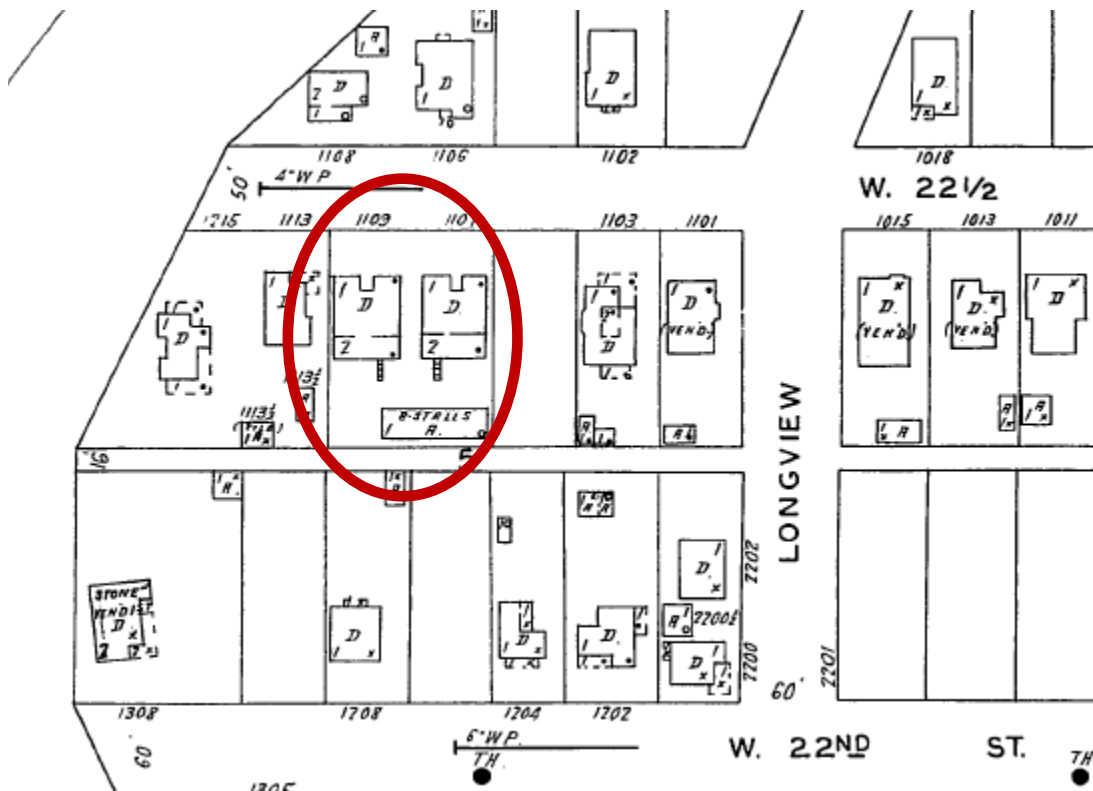
LARRY B. SHAW

Larry B. Shaw, 84, of 1001 Braker Lane, died Thursday in a local hospital. Shaw had been a resident of Austin since 1919, was a member of the Hyde Park Baptist Church, and was an Army veteran.

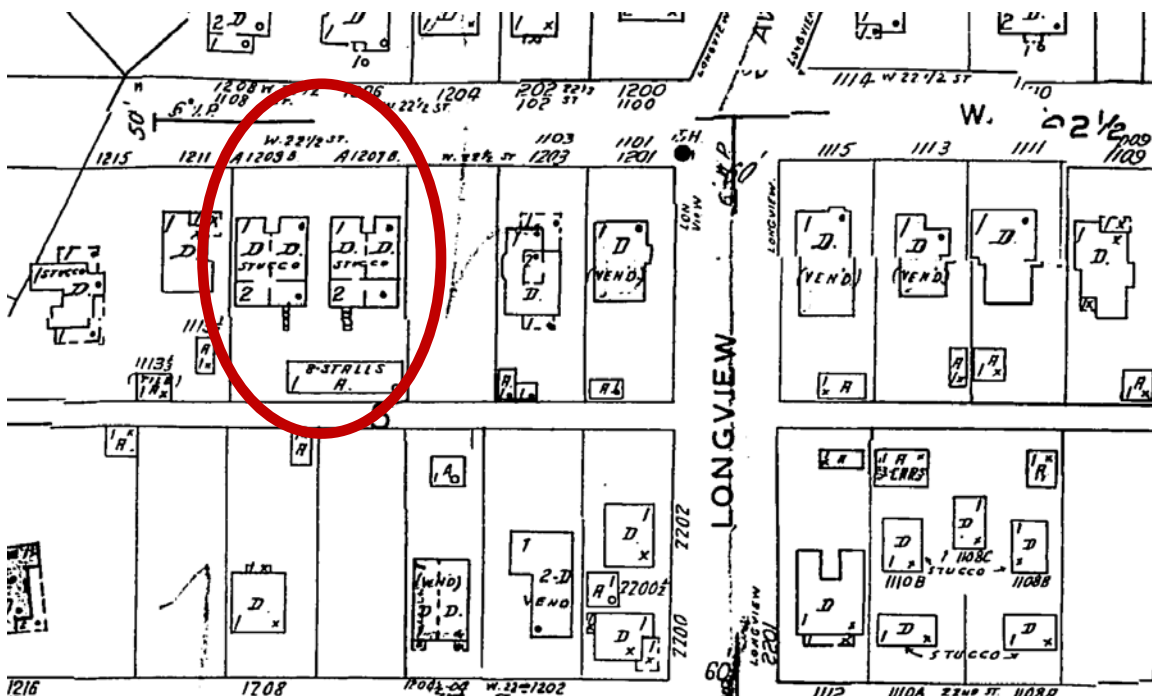
Funeral will be at 11 a.m. Friday at Weed-Corley Funeral Home, with Dr. Ralph Smith officiating. Burial will be in Austin Memorial Park.

Pallbearers will be Rodney Montague, Bob Ed Shotwell, Rolland Boucher, Ben Teston, Harvey J. Mayton, Charlie Watt, Walter Simms and Carl McEachern.

Obituary of Larry B. Shaw
Austin American, October 1, 1973



The 1935 Sanborn map shows the twin houses with their former addresses of 1107 and 1109 W. 22½ Street. The houses are shown as single-family dwellings.



The 1961 Sanborn map shows the twin houses divided into apartments with stucco exteriors, and their current addresses.

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

No. A 2748

PERMIT FOR WATER SERVICE

Austin, Texas

M. L. B. Shaw Address 1207 W. 22 $\frac{1}{2}$

Plumber R. E. Howell Size of Tap $\frac{1}{2}$ Date 9-24-29

Foreman's Report.

Date of Connection 9/27/29

Size of Tap Made $\frac{3}{4}$

Size Service Made $\frac{3}{4}$

Size Main Tapped 4" S

From Front Prop. Line to Curb Cock 9'

" " " 32'

Location of Meter at curb

Type of Box lock

Depth of Main in St. 2'

" " Service Line 18"

From Curb Cock to Tap on Main 7'

Checked by Engr. Dept. 11-30-29

INDEXED 30F

No. Fittings	Size	Union	Plug	Tee	Stop	Box	Lid	Valves	Req. No.
1	Curb Cock	5/8" 9/16"							
1	Elbow	9/16"							
1	St. Elbow	3/4"							
1	Bushing	3/4"							
1	Reducer	3/4"							
1	Pipe	3/4"							
1	Cap	3/4"							
1	Union	3/4"							
1	Plug	3/4"							
1	Tee	3/4"							
1	Stop	3/4"							
1	Box	3/4"							
1	Lid	3/4"							
1	Valves	3/4"							
									1472

Foreman's Signature Barnum

Water service permit to Larry B. Shaw for this address (1929)

1209 W. 22½ Street
ca. 1929



OCCUPANCY HISTORY 1209 W. 22½ Street

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

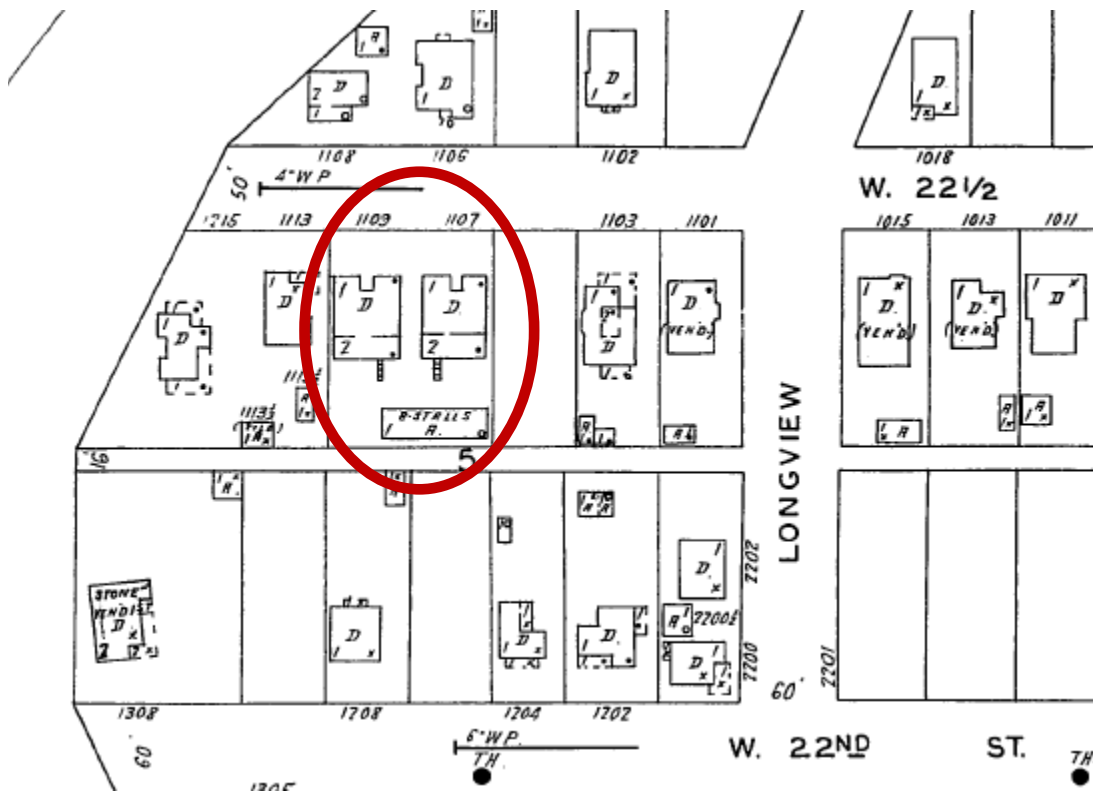
- | | | |
|---------|----|---|
| 1992 | A: | Velma Guzman, renter
No occupation listed
NOTE: The directory indicates that Velma Guzman was a new resident at this address. |
| | B: | Vacant |
| | C: | Kirk D. Hoffman, renter
No occupation listed
NOTE: The directory indicates that Kirk D. Hoffman was a new resident at this address. |
| 1985-86 | A: | Vacant |
| | B: | Virginia Holland, renter
No occupation listed
NOTE: The directory indicates that Virginia Holland was a new resident at this address. |
| | C: | P. Glimm, renter
No occupation listed
NOTE: The directory indicates that P. Glimm was a new resident at this address. |
| | D: | Vacant |

1981	No return for any of the apartments.
1977	Joe Teutsch, renter Student
1973	Vacant – all of the apartments.
1968	A: Richard N. and Anne Wilton, renters Assistant professor, University of Texas B: Vacant C: Vernon Stribling, renter City policeman
1965	A: Kris K. and Rita Moore, renters Engineer, Tracor B: C. Wallie and Bobby Hooser, renters Student C: Elizabeth D. Bush, renter Clerk, City Health Department
1962	C: Lynn and Ruth Allen, renters Student NOTE: There are no listings for apartments “A” and “B”.
1959	A: Dawes Chillman, renter Student B: Billy H. and Sylvia E. McClendon, renters Student C: Jeremiah and Martha Rhodes, renters Student
1955	A: Thomas Hayes, renter Student B: Henry A. and Gaynell Murphy, renters Henry: Examiner, Texas Insurance Checking Office, Commodore Perry Hotel, 812 Brazos Street. Gaynell: Typist, Texas Insurance Checking Office, Commodore Perry Hotel, 812 Brazos Street. C: Wilford W. and Viola Rathke, renters Delivery man, Superior Dairies, 600 E. 1 st Street.
1952	William C. and Cathleen Dickey, renters U.S. Air Force
1949	Nettie Kirchoff, renter No occupation listed
1947	Myrtle Nunnellee, renter No occupation listed
1944-45	Ruth Albrecht, renter Nurse

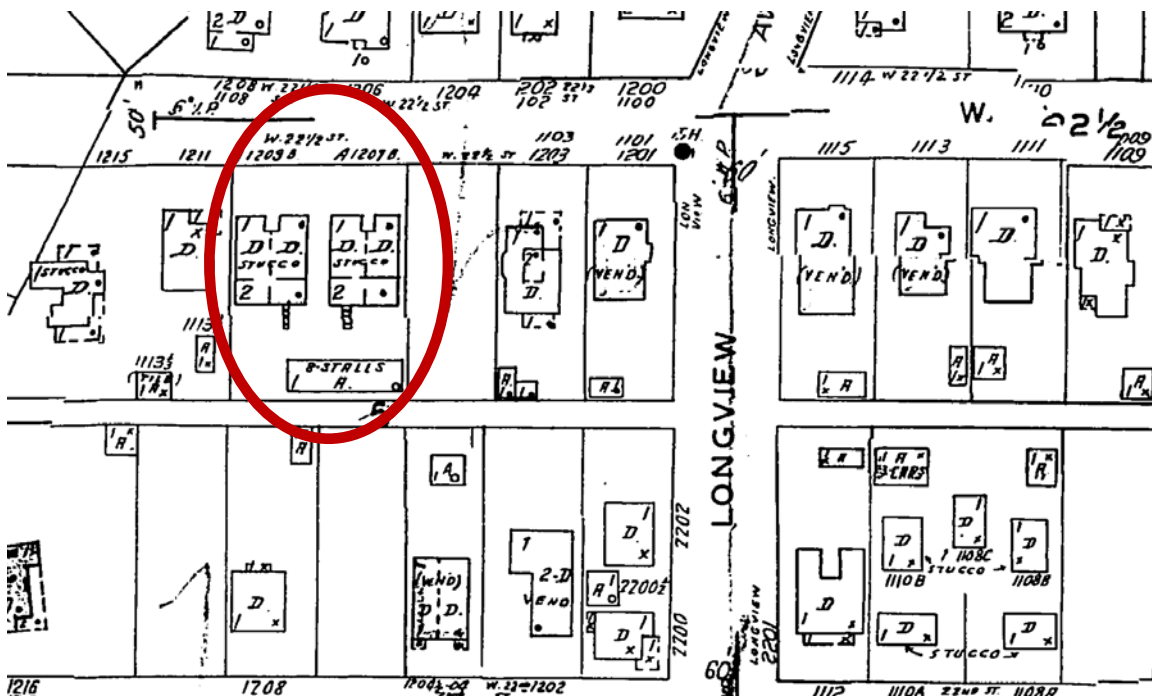
- Michael and Ruth Coyle, renters
U.S. Army
- 1941 Larry B. and Vera Shaw, owners
Real estate
½: Alfred Schweizer, renter
Manager, Blue Bird Package Store, liquors, 221 Congress Avenue and
407½ E. 6th Street.
NOTE: The address is listed as 1109 W. 22½ Street.
- 1939 Leroy L. and Tony L. Mueller, renters
Salesman
- Robert J. and Dorothy Simons, renters
Physician
NOTE: Larry B. Shaw is listed at 1107 W. 22½ Street (now 1207). He had no
wife listed and no occupation shown.
NOTE: The address is listed as 1109 W. 22½ Street.
- 1937 Thomas B. and Beatrice Thompson, renters
Head inspector, U.S. Department of Interior, National Park Service
- James C. and Nellie Holmes, renters
No occupation listed
- Frank P. and Bobbie Wood, renters
No occupation listed
NOTE: The address is listed as 1109 W. 22½ Street.
- 1935 Neal E. and Mary Guy, renters
No occupation listed
- William A. and Gertrude Follansbee, renters
No occupation listed
NOTE: The address is listed as 1109 W. 22½ Street.
- 1932-33 Ray L. and Gertrude Martin, renters
Assistant instructor, University of Texas
- August H. and Mary K. Meyer, renters
Clerk, State Board of Insurance Commissioners
NOTE: The address is listed as 1109 W. 22½ Street.
- 1930-31 Heber and Ruth Henry, renters
Assistant State Attorney General
NOTE: The address is listed as 1109 W. 22½ Street.
- 1929 The address is not listed in the directory.
NOTE: Heber and Ruth Henry are not listed in the directory.

BIOGRAPHICAL NOTES

For biographical information, see the notes for 1207 W. 22½ Street.



The 1935 Sanborn map shows the twin houses with their former addresses of 1107 and 1109 W. 22½ Street. The houses are shown as single family dwellings.



The 1961 Sanborn map shows the twin houses divided into apartments with stucco exteriors, and their current addresses.

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

PERMIT FOR WATER SERVICE AUSTIN, TEXAS No. 1507

M. L. B. Shaw Address 1209 W. 22 1/2

Plumber Brydson Size of Tap 1/2 Date 1-20-33
(Down Main)

Foreman's Report

Date of Connection 1/21/33

Size of Tap Made 3/4

Size Service Made 3/4

Size Main Tapped 4"

From Front Prop. Line to Curb Cock 8'6"

From W Prop. Line to Curb Cock 3'4"

Location of Meter at curb

Type of Box lock

Depth of Main in St. 20"

Depth of Service Line 18"

From Curb Cock to Tap on Main 6'6"

Checked by Engr. Dept. 3-6-33 J.C.F.

No. Fittings	Size.
1 Curb Cock	5/8"
1 Elbow	3/4"
1 St. Elbow	3/4"
1 Busting	3/4" x 1/2"
1 Reducer	3/4" x 1/2"
1 Pipe	3/4"
1 Comp.	3/4" x 1/2"
Nipples	
Union	
Plug	
Tee	
1 Stop	1/2"
1 Box	1/2"
1 Lid	1"
Valves	
Req. No.	937

Foreman's Signature Brydson

INDEXED

Water service permit to Larry B. Shaw for this address (1933)