

ZONING CHANGE REVIEW SHEET

CASE NUMBER: HDP-2014-0339

HLC DATE:

May 22, 2017

PC DATE:

APPLICANTS: Austin Newcastle Homes, LP

HISTORIC NAME: Lillie Scott House

WATERSHED: Boggy Creek

ADDRESS OF PROPOSED ZONING CHANGE: 2100 E. 14th Street

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, as the house is brand new.

QUALIFICATIONS FOR LANDMARK DESIGNATION:

Architecture and historical associations.

HISTORIC LANDMARK COMMISSION ACTION:

PLANNING COMMISSION ACTION:

DEPARTMENT COMMENTS: The original house was listed as a medium priority for preservation in the Chestnut Neighborhood Historic Structures Survey (2002).

CITY COUNCIL DATE:

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: Chestnut Neighborhood Association

BASIS FOR RECOMMENDATION:

Staff cannot recommend this house for historic zoning. It is a brand new adaptation of a reconstruction of the ca. 1906 house that fell down during the course of rehabilitation. No historic materials remain on this house.

Architecture:

Original house:

One-story, rectangular-plan, side-gabled frame house with a central, front gablet with fish-scale imbrication in the tympanum; partial-width, hipped-roof, independent porch on ornamental metal posts; single 1:1 fenestration; metal roof.

The existing house is a one-story, rectangular-plan, side gabled frame house with a central, front gablet with fish scale imbrication, but the design and materials of the porch have changed from the original configuration. The single 1:1 fenestration on the original house

has been replaced with single 9:9 fenestration. There is a two-story, contemporary-styled addition to the back of the house.

Historical Associations:

The original house appears to have been built around 1906 in a historically African-American neighborhood. It is not entirely clear who the first occupant of the house was – city directories show a John Washington as the resident of a house listed as 2008 E. 14th Street in 1906; he worked for William Tears, the city's leading African-American undertaker. By 1909, Walter Smith, a hostler for a livery, boarding, and sale stable, was living in this house, and the city directories show the address as 2100 E. 14th Street. Lillie Washington is listed as the occupant of the house by 1911, and the 1910 U.S. Census shows her as the owner of the house. Lillie Washington was listed as a mulatto in the census report; she lived here with her 9-year old daughter, Leary, and was a washer-woman for a private family. There is no mention of a husband in the census report – it could have been John Washington, but Lillie had been married for 10 years. After Lillie Washington is listed in the city directories, the next occupant listed is John Scott, who lived here until around 1915. John Scott was a driver for Merchants Transfer, a warehousing company that stored goods hauled to the city by rail. City directories of that era do not list the name of a man's wife, so it is not clear whether the former Lillie Washington married John Scott, and changed her name to Lillie Scott, but by 1915, the house was owned and occupied by a woman named Lillie Scott, who lived here for the rest of her life. Lillie Scott had occupations typical for African-American women in the early- to mid-20th century – she worked as a laundress, a seamstress, a cook, and a maid, all the while owning this house. After her death in 1958, the house was purchased by a Joel Manning, who rehabilitated the house (apparently installing a bathroom), then sold it to James W. and Mabel Clemons, who lived here until around 1970. James Clemons was a laborer and clerk at the University of Texas. Through the 1970s and early 1980s, the house was rented by Ira S. and Helen Marshall; Ira S. Marshall was also a clerk at the University of Texas and later employed by an institutional foods company.

PARCEL NO.: 0209092010

LEGAL DESCRIPTION: LOT 1 BLK 11 OLT 34 DIVISION B

ESTIMATED ANNUAL TAX ABATEMENT FROM ALL TAXING ENTITIES: \$3,889
(income-producing; no cap).

APPRAISED VALUE: \$574,697

PRESENT USE: Vacant

CONDITION: Brand new.

PRESENT OWNERS:

2100 E. 14th Ventures, LLC
54 Rainey Street, #503
Austin, Texas 78701

DATE BUILT: ca. 2017

ALTERATIONS/ADDITIONS: This is a brand new house.

ORIGINAL OWNER(S):

Austin Newcastle Homes, LP (2017)

OTHER HISTORICAL DESIGNATIONS: None.

LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 100'

NOTIFICATIONS

CASE#: HDP-2014-0339

LOCATION: 2100 E 14TH 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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2100 E. 14th Street
ca. 1906





OCCUPANCY HISTORY 2100 E. 14th Street

City Directory Research, Austin History Center
By City Historic Preservation Office
May, 2014

- | | |
|---------|---|
| 1992 | Chester B. Crenshaw, renter
No occupation listed
NOTE: The directory indicates that Chester B. Crenshaw was a new resident at this address. |
| 1985-86 | Bobby and Mollie Reese, renters
Maintenance man, University of Texas |
| 1981 | Ira S. and Helen Marshall, renters
Employed by White Swan Institutional Foods (not listed in the directory) |
| 1977 | Ira S. and Helen Marshall, renters
Employed by White Swan Institutional Foods (not listed in the directory) |
| 1973 | Ira S. Marshall, renter
Stores clerk, University of Texas |
| 1968 | James W. and Mabel L. Clemons, owners
Stores clerk, University of Texas |
| 1962 | James W. and Mabel L. Clemons, owners
Clerk, University of Texas |

1959	James W. and Mabel L. Clemons, owners Laborer NOTE: The 1958 city directory shows James W. and Mabel Clemons at 1607 Alamo Street; he was a laborer for the University of Texas.
1955	Lillie Scott, owner No occupation listed
1952	Lillie Scott, owner No occupation listed
1949	Lillie Scott, owner No occupation listed
1947	Lillie Scott, owner No occupation listed
1944-45	Lillie Scott, owner No occupation listed
1941	Lillie Scott, owner No occupation listed
1939	Lillie Scott, owner No occupation listed
1937	Lillie Scott, owner No occupation listed
1935	Lillie Scott (not listed as owner) No occupation listed
1932-33	Lillie Scott, renter No occupation listed
1930-31	Lillie Scott (colored), renter Cook, Shields and Corinne Norwood, 604½ W. 19 th Street. NOTE: Shields Norwood was an advertising agent.
1929	Lillie Scott (colored), renter No occupation listed
1927	Lillie Scott (colored), renter Maid
1924	Lillie Scott (colored), owner Cook
1922	Lillie Scott (colored), owner No occupation listed
1920	Lillie Scott (colored), owner Laundress
1918	Lillie Scott (colored), owner Seamstress

- 1916 Lillie Scott (colored), owner
Laundress
NOTE: John Scott is not listed in the directory.
- 1914 John Scott (colored)
Driver, Merchants Transfer, 400 Colorado Street.
NOTE: Lillie Scott is not listed in the directory.
- 1912-13 John Scott (colored)
Driver, Merchants Transfer, 400 Colorado Street.
NOTE: Lillie Washington does not appear in the directory.
- 1910-11 Lillie Washington (colored)
No occupation listed
NOTE: John Scott is listed as a driver for Merchants Transfer; he had no residential address listed.
- 1909-10 Walter Smith (colored)
Hostler, George Miller, livery, boarding, and sale stable, 210 E. 5th Street.
NOTE: Lillie Washington does not appear in the directory.
- 1906-07 John Washington (colored)
Employed by William Tears (colored), undertaker, 614 E. 6th Street.
NOTE: The house is listed as 2008 E. 14th Street.
NOTE: Walter Smith does not appear in the directory.
- 1905 The address is not listed in the directory.
NOTE: There are two listings for John Washington in the directory – a porter on E. 3rd Street and a yardboy with no residential listing.

BIOGRAPHICAL NOTES

Lillie Scott (ca. 1911 – ca. 1958)

Lillie Scott appears in the 1940 U.S. Census as the owner of this house, which was worth \$600. Lillie Scott was then a 56-year old Texas-born widow with no occupation listed. She had 2 lodgers: Mozelle and Ruby Steward. Mozelle Steward was 43, had been born in Texas, and was a stone mason for house construction. Ruby Steward was 37, had been born in Texas, and was a cook for a fraternity house. The 1930 U.S. Census shows Lillie Scott as a cook and maid living in the home of Shields and Corinne Norwood at 604 W. 19th Street in Austin. She is shown as being a 40 year old widow.

The 1920 U.S. Census shows Lillie Scott as the owner of this house. She is listed as a 36-year old widow who was a laundress at home.

The 1910 U.S. Census shows Lillie Washington as the owner of this house. She was a 32-year old Texas-born mulatto, who had been married for 10 years, although her husband is not listed in the census report. She was a washer-woman for a private family. She had a daughter, Leary, 9, who was also listed as a mulatto.

According to her 1958 death certificate, Lillie Scott was 73 when she died, was the daughter of Silas and Mollie Smith, and was a housekeeper.

There is a John Washington listed in the 1910 U.S. Census; he lived with Columbus Washington and George B. Brooks at 300 E. 6th Street in Austin. He was 19 years old, had been born in Texas, and was a porter in a hotel. Columbus Washington was a hotel waiter; George B. Brooks was a band leader. This may be the John Washington listed in the city

directories; Lillie Scott's death certificate notes that the person who had given the information for the death certificate was James Brooks, Jr., who may have been a relative of George B. Brooks.

Lula Arnold 2100 East 14th. St.

39 34 11 1

Box add'n. to a residence

26987 - 4/18/45 \$73.00

Geo. Banton

1

Building permit to Lula Arnold for an addition (1945)

RTMS 5-16-84

Joel Manning

2100 East 14th St.

39 1

11

Re sub of O.L. 34

Rehabilitate Residence

68613 3/5/58 1000.00

Owner

Remodel interior to create bath install interior partitions sheet rock repaint interior & exterior & install kitchen sink repair roof.

Building permit to Joel Manning to remodel the interior and rehabilitate the house (1958)