

# ZONING CHANGE REVIEW SHEET

**CASE NUMBER:** HDP-2017-0286

**HLC DATE:**

June 26, 2017

July 24, 2017

**PC DATE:**

**APPLICANT:** Historic Landmark Commission

**HISTORIC NAME:** Old Negro Women's Home

**WATERSHED:** Boggy Creek

**ADDRESS OF PROPOSED ZONING CHANGE:** 1210 Rosewood Avenue

**Council District:** 1

**ZONING FROM:** LO-NCCD-NP to LO-H-NCCD-NP.

**SUMMARY STAFF RECOMMENDATION:** Staff recommends the proposed zoning change from light office, neighborhood conservation, neighborhood plan (LO-NCCD-NP) combining district to light office – historic landmark – neighborhood conservation, neighborhood plan (LO-H-NCCD-NP) combining district zoning for the property's significance in historical associations and community value.

**QUALIFICATIONS FOR LANDMARK DESIGNATION:**

Historical associations and community value.

**HISTORIC LANDMARK COMMISSION ACTION:** June 26, 2017: Initiated historic zoning. July 24, 2017:

**PLANNING COMMISSION ACTION:**

**DEPARTMENT COMMENTS:** This house meets the criteria for designation as a historic landmark, and/or as a contributing structure to a potential local historic district. It retains a high degree of integrity in the original portion of the house, and has rear additions which do not compromise the context or architecture of the house. The East Austin Historic Survey (2016) determined that this house is eligible for individual designation as a city historic landmark and individual designation in the National Register of Historic Places.

The house is within the bounds of the Central East Austin Neighborhood Planning Area, which holds as its first neighborhood plan goals, to "preserve, restore, and recognize historic resources and other unique neighborhood features" as well as "respect this historic, ethnic, and cultural character of the neighborhoods of Central East Austin."

The house meets the criteria for landmark designation as set forth in City Code:

- a. **Architecture.** The house is an early vernacular bungalow.
- b. **Historical association.** The house has long-standing associations with the African-American community in East Austin, having served as an old folks' home for African-American women, and as the Colored Branch of the Young Women's Christian Association from around 1914 to around 1970.
- c. **Archaeology.** The house was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.

- d. **Community value.** The house possesses a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of East Austin and the city's African-American community.
- e. **Landscape feature.** The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

**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:** Organization of Central East Austin Neighborhoods (OCEAN).**BASIS FOR RECOMMENDATION:****Architecture:**

One-story, rectangular-plan, front-gabled frame bungalow-style house with a partial-width, front-gabled partially-inset independent porch on ornamental metal supports; single and paired 1:1 fenestration; several one-story masonry additions to the rear of the house.

**Historical Associations:**

There are no extant building or utility permits to indicate the precise date of construction of this house, and a house of similar scale, although with a different design for the projecting bay on the west side of the house and a porch or some other feature on the projecting front bay of the house appears on the 1922 Sanborn map, research shows that the site began being used as the Old Negro Women's Home around 1913. It is not clear if this is the house that became the Old Negro Women's Home in 1913, or if this was constructed or modified later, but the style and features of this house seem to indicate a construction date of the early 1920s.

According to Jason McDonald's study, Racial Dynamics in Early Twentieth-Century Austin, Texas, the Old Negro Women's Home was originally located on E. 10<sup>th</sup> Street and opened on Rosewood Avenue in 1913, which is confirmed by listings in the city directories. The Old Negro Women's Home was operated by an African-American executive board, which included Reuben S. Lovinggood, president of Samuel Huston College, and William Tears, the prominent African-American undertaker, and was funded by contributions from African-American fraternal societies and churches. The King's Daughters, an African-American women's organization, took on the responsibilities for operation of the home, which was in existence at this location until around 1970, with a period in the mid-1940s, when it served as the Colored Branch of the Young Women's Christian Association. The building was then used as a halfway house, and finally by the Travis County Department of Mental Health and Mental Retardation until recently.

**Community Value:**

The house is located on Rosewood Avenue, in the heart of the old African-American neighborhood in East Austin. It was an integral part of segregated life in Austin, where the African-American community developed its own benevolent organizations and institutions to care for the elderly within the community.

**PARCEL NO.:** 0207080113**LEGAL DESCRIPTION:** E 87.5 FT OF LOT 1 BLK 1 OLT 56 DIV B ROBERTSON GEO L SUBD

**ESTIMATED ANNUAL TAX ABATEMENT:** \$4,889 (income-producing); city portion: \$1,361 (no cap).

**APPRAISED VALUE:** \$967,602

**PRESENT USE:** Offices

**CONDITION:** Good

**PRESENT OWNERS:**

Peter Staats  
1150 San Bernard Street  
Austin, Texas 78702

**DATE BUILT:** ca. 1920

**ALTERATIONS/ADDITIONS:** Office additions to the rear.

**ORIGINAL OWNER(S):**

**OTHER HISTORICAL DESIGNATIONS:** None.

Communication from the owner:

Steve, i did not nominate 1210 Rosewood- i just respected it and brought it back. day by day.

You are following the letter of your mission, (and i so respect that) but you in your infinite resourcefulness can we set up a couple of meetings where you can suggest Tangible methods forward for me- such as tax concessions, building variances, City property to move 1210 Rosewood on to and so forth?

I have 1600 sq feet of goodness trying to financially and spiritually support a 1.5 million dollar tract of land.

sincerely,

peter staats

## LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 250'

## NOTIFICATIONS

CASE#: HDP-2017-0286  
1210 ROSEWOOD AVENUE

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.





1210 Rosewood Avenue  
Construction date unverified, but believed to be ca. 1920



## OCCUPANCY HISTORY

### 1210 Rosewood Avenue

City Directory Research, Austin History Center  
By City Historic Preservation Office  
June, 2017

1992	Gateway House Travis County Department of Mental Health and Mental Retardation
1985-86	Gateway House Travis County Department of Mental Health and Mental Retardation
1981	Travis County Department of Mental Health and Mental Retardation, Special Services Center
1977	Gateway House Halfway house
1973	Vacant
1968	King's Daughters Home for the Aged Idella Larrimore, director
1965	King's Daughters Home for the Aged Idella Larrimore, director
1961	King's Daughters Home for the Aged Idella Larrimore, director
1957	King's Daughters Home for the Aged Idella Larrimore, manager
1954	King's Daughters Home for the Aged Idella Larrimore, manager
1952	King's Daughters Home for the Aged Annie S. Hunter, supervisor NOTE: Idella Larrimore is listed as a cook for the King's Daughters Home for the Aged. She lived at 1901 E. 10 <sup>th</sup> Street.
1949	King's Daughters Home for the Aged Annie S. Hunter, supervisor
1947	YWCA Colored Branch
1944-45	YWCA Colored Branch Thelma Bryant, secretary
1941	Old Negro Women's Home Malinda Jones, matron NOTE: Malinda Jones lived on-site.
1939	Old Negro Women's Home Malinda Jones, matron

1937	Old Negro Women's Home Malinda Jones, matron
1935	Old Negro Women's Home Malinda Jones, matron
1932-33	Old Negro Women's Home Malinda Jones, matron
1930-31	Old Negro Women's Home Malinda Jones, matron NOTE: The house is listed as 1204 Rosewood Avenue.
1929	Old Negro Women's Home Malinda Jones, matron NOTE: The house is listed as 1304 Rosewood Avenue.
1927	Old Negro Women's Home Lillie Anderson, matron NOTE: Malinda Jones is listed as a cook for Tom Smith who operated a restaurant at 912 E. 10 <sup>th</sup> Street. Malinda Jones is listed as a resident at that address. NOTE: The house is listed as 1304 Rosewood Avenue.
1924	Old Negro Women's Home Malinda Jones, matron NOTE: The house is listed as 1304 Rosewood Avenue.
1922	Old Negro Women's Home Elizabeth Glasgow, matron NOTE: The house is listed as 1304 Rosewood Avenue.
1920	Old Negro Women's Home Lula Banton, matron NOTE: The house is listed as 1304 Rosewood Avenue.
1918	Old Negro Women's Home Katie Toliver, matron NOTE: The house is listed as 1304 Rosewood Avenue.
1916	Old Negro Women's Home Rachel Washington, matron NOTE: The house is listed as 1304 Rosewood Avenue.
1914	James T. Johnson Abstractor and deputy county sheriff. NOTE: There is no listing for an Old Negro Women's Home. NOTE: The house is listed as 1304 Rosewood Avenue.

NOTE: The listings for this address (1304 Rosewood Avenue) go back to the 1890s in the city directories, but this is clearly not an 1890s house. James T. Johnson lived at this address in the early 1910s before it became the Old Negro Women's Home; a house on this site was the home of D. Hill Hart, the clerk for the U.S. Circuit and District Courts for the Western District of Texas from the 1890s until around 1910.

"Numerous black organizations catered to the health and social needs of African-American ghetto dwellers. One charitable institution operated by African Americans was the Old Negro Women's Home, originally located on E. 10<sup>th</sup> Street but later moved to Rosewood Avenue, in the heart of the East Austin black neighborhood. When it opened in February, 1913, the building housed six elderly black women, some of whom had previously been living in "tumble-down old shanties without conveniences of any kind." Although the home operated under the auspices of the United Charities, its executive board was composed entirely of African Americans; the chairman was Reuben S. Lovinggood, president of Samuel Huston College, and the secretary was William Tears, who ran a successful undertakers business. The home was funded by contributions from black fraternal societies and churches. An African-American women's organization, the King's Daughters, oversaw the daily operation of the home and eventually took on responsibility for raising the funds to keep it open, which they managed to do even during the Great Depression."

From Jason McDonald, Racial Dynamics in Early Twentieth-Century Austin Texas (Lanham, Maryland: Lexington Books, 2012).

The 1920 U.S. Census shows Lula Banton, a 54-year old African-American widow at this address. She is listed as the head of household and the matron of an old women's home. Also at this address, all of whom are listed as inmate boarders, are Margarita Mack, an 82-year old widow, Ella Gardner, a 92-year old widow, Eliza Williams, an 82-year old widow; Julia Rabb, a 76-year old widow; and Martha Hancock, a 96-year old widow. None of the women had an occupation listed, and all list the United States as their place of birth.

The 1930 U.S. Census shows Malinda Jones as the matron at this address. There were 4 "lodgers," Ella Henderson, a 78-year old widow; Ella Scoot, a 55-year old widow, who worked as a seamstress for a private family; Nancy Johnson, a 70-year old widow; and Dicey Levit, who had been born in Florida; her age is indecipherable.

The 1940 U.S. Census shows Malinda Jones as a lodger at an unknown location, but which was a large African-American boarding house. She was a 77-year old widow. There were 19 other people, male and female, living at this address, most of whom had jobs, including yardman, maid, cook, and servant. Malinda Jones is listed as a matron for a State Department.

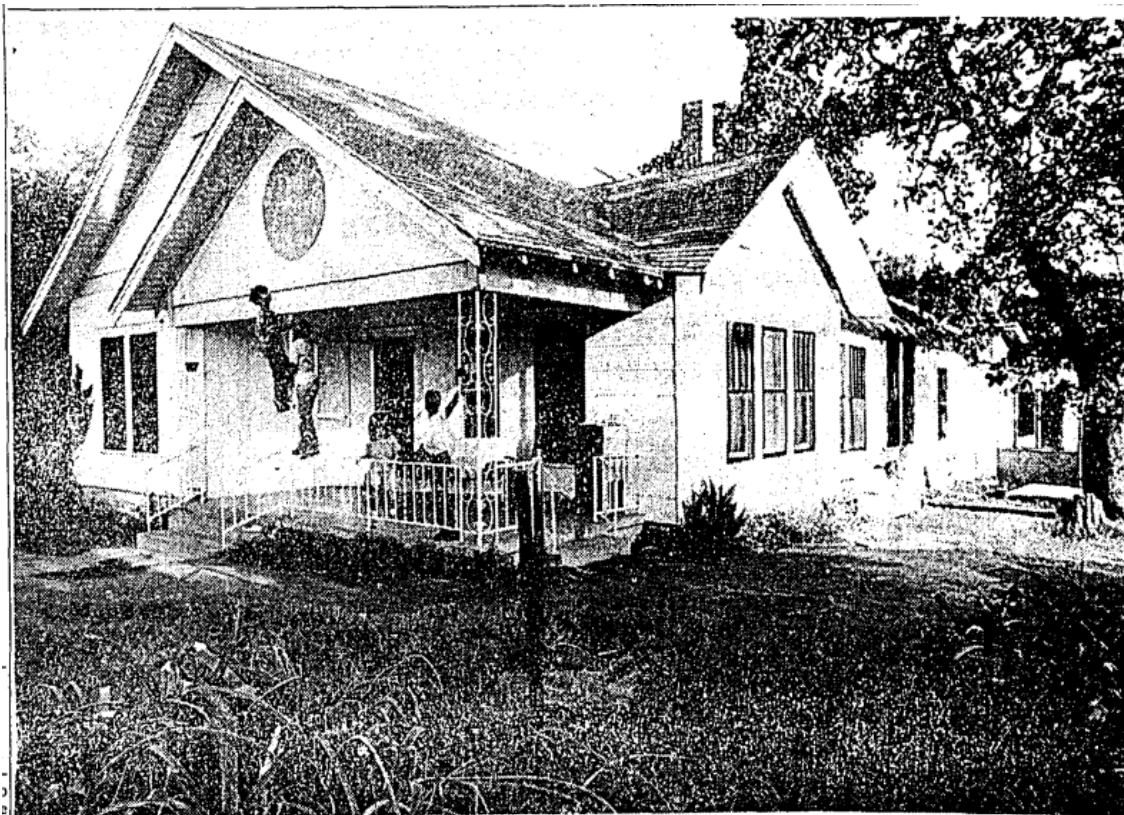
### **King's Daughters Old Negro Women's Home / Home for the Aged (ca. 1913-1970)**

The home, originally located at 907 E 10<sup>th</sup> in 1913 and relocated to 1210 Rosewood by at least 1922, served as a retirement facility for elderly women until 1973. Both independent residents and women from the Texas State Hospital were residents there. The current structure also served as Negro Youth Association and YWCA headquarters as it expanded throughout the 20<sup>th</sup> century. By mid-century, the residential nursing facility had changed its name to the King's Daughters Home for the Aged.

In 1970, the building was transferred to Travis County as a possible emergency home for neglected children. It served as a daycare temporarily ("School for Children"). 1210 Rosewood was the proposed site of an alternative school for children affected by the closures of Anderson and Kealing High Schools, a proposal which gained traction after a boycott by students in 1971 in protest of forced busing.

By 1973, however, the home had been accepted by the Travis County MH & MR Special Services division and became "Gateway House," a transitional living facility for men and women recovering from alcoholism.





ALTERNATIVE — Black and chicano children play on the front porch of a day care center at 1210 Rosewood, the site of a possible "alternative" school for students planning to boycott Austin public schools over the closing of predominately

black Anderson High and Kealing Junior High this fall. Known as the "School for Children," the day care center is being considered for the alternative school site, but no formal arrangements have been announced. Story on Page 1 (Staff Photo)

**Austinites Responding Nobly to Aid of Aged Negro Woman's Home Founded by the United Cha**  
*The Austin Statesman* (1902-1915); Mar 11, 1913;  
 ProQuest Historical Newspapers: The Austin American Statesman  
 pg. 8

## ***Austinites Responding Nobly to Aid of Aged Negro Woman's Home Founded by the United Charities***

Interest among the colored people of the city is fast awakening in the Austin Home for Aged Negro Women at 907 East Tenth Street, founded a month ago by the United Charities.

Practically every negro organization or club here has asked to be permitted to help in supporting the home. Many have already made substantial subscriptions, and as many more have promised to make regular monthly appropriations. The following have made contributions: Bonnell Lodge, \$10; Wesley Chapel, \$10; Capital City Lodge, \$10; Knights and Daughters of Tabor, \$10; King's Daughters, \$12, and others, \$40. The total amount is \$92.

The home was founded a month ago by the United Charities. Mrs. Nellie W. Holden, general secretary, is one of the leading spirits. Its purpose is to

furnish shelter, food, clothing and care for the old negro "mammies" of Austin who have outgrown their usefulness and are no longer able to support themselves. It has been planned to make the institution a factor among the colored citizens of Austin, to center their interest in it and to make them realize what good may be done through its use. In this the founders have been successful. Daily, farm products, butter, milk, eggs and green stuffs, are sent to the home by colored people in the city and on the farms near town. The King's Daughters have spent several afternoons with the old "mammies," making tablecloths, bed linen and the like for use in the home.

Nor has the interest been limited to the negroes. Some days ago a local sewing machine agent made the home a present of a sewing machine, and a number of Austin housewives have given dishes and other useful articles.

The monthly report just filed shows that there are now five inmates in the home, all of whom are satisfied. The expenses for the past month reached \$53.45. Out of this comes the matron's salary, which is \$20. The cost of equipment has been \$112.03, which includes chairs, tables, kitchen utensils and other necessities.

Story on the founding of the Home for Aged Negro Women  
*Austin Daily Statesman*, March 11, 1913

## NEGRO WOMEN'S HOME ACCOMPLISHING GOOD

INSTITUTION NOW CARING FOR SIX  
OLD NEGRO "MAMMIES,"

Colored Organizations of Austin Are  
Taking Interest In Work and  
Helping Financially.

Although entering upon its third month of work, the Austin Home for Aged Negro Women, founded in February by the United Charities, has already become a potent factor in the negro community of the city. Many of the colored organizations have not only pledged their support, but have made substantial contributions.

Six old "mammies," all of them "fo' de wah" negroes, are being cared for at the Home. They have come from different sections of the town, and when taken to the institution were barely lending an existence in dirty little hovels, where sanitation was the last and least thing thought of. Their living was pieced out by odd jobs and charity.

None of the women could be induced now to leave the Home. They appreciate what is being done for them. Most of their time is spent in sewing, making quilts and things to be used in the Home. Their most frequent requisition to Mrs. Nellie W. Holden, general secretary of the United Charities, is for thread.

The Home is a frame building located at 907 East Tenth Street. The exterior has been recently painted and made to look as attractive as possible. On the inside the walls have been repapered, and there is evidence of much scrubbing and cleaning.

In all, there are five rooms with a storm hall at the entrance. One room is used as general sleeping quarters at night and as a sitting room in the daytime. This leads into a small hall connecting with the matron's room and a "spare room," the latter now being used for one of the old women who are ill. The kitchen and dining room occupy the other part of the home. Everything is kept spotless.

In the course of time the Home will be enlarged so as to accommodate more people. When this is decided upon it is likely that all of the colored organizations of Austin will render valuable assistance.

Austin Daily Statesman, March 31, 1913

This story references the address of the home as 907 E. 10<sup>th</sup> Street.

## OLD NEGRO WOMEN'S HOME ASKS AID TO LIFT DEBT

In Austin there is what is known as the "Old Negro Women's Home," and this home is in debt, it is stated, to the extent of about \$1500. There is a movement on foot at present to lift this debt and the effort is being made by the "Colored King's Daughters, assisted by the Ministers' Alliance," to quote the card that has been struck. A committee representing the Colored King's Daughters and Ministers' Alliance has just gone before the city council, asking that their effort be endorsed by that body. The committee stated they would rather have the endorsement of the council than pecuniary help from it, as the members could proceed with their work then, and the general citizenship would know they represented a cause that is worthy.

After investigating conditions, needs of the home and those who will have in charge the raising of the \$1500, the council endorsed the effort, Mayor Yett making this statement public today.

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Austin Statesman, September 7, 1919

County's Gift-Land To Need Cash Aid  
*The Austin Statesman (1921-1973); Dec 17, 1970;*  
 ProQuest Historical Newspapers: The Austin American Statesman  
 pg. A6

## County's Gift-Land To Need Cash Aid

Travis County Judge J. H. Watson said finances will be the principal issue when county commissioners decide what to do with the Kings Daughters property offered the county by the Austin Civic Charity Group. The property, located at 1210 Rosewood St., was operated as a home for the elderly until June of 1970, according to Dr. Sidney White of the Travis County Child Welfare Board. Dr. White appeared before Commissioners Monday with Alvin Harvey of the State Department of Public Welfare to request that the property be used as an emergency receiving unit for dependent and neglected children. Dr. White estimated that the unit could be used to house 16 children at a cost of \$2,532 per month.

Watson said, "I don't know where the money is coming from. That's over \$30,000 per year."

Watson said White's figures were "an estimate, and that sometimes varies quite a bit."

We already have Girls' Town USA. These children have been taken care of cheaper in foster homes, but I don't know how good that is."

White said the primary purpose of the emergency unit would be to house children on a temporary basis until foster homes could be found for them. He said the number of dependent children in the county was increasing 10 to 15 per cent per year, and often the welfare board was called on to take children in the middle of the night.

Dr. White said the children often had to be placed in Gardner House, the county

juvenile home, until foster homes could be found. "This is not the proper place for them," Dr. White said. "They are not delinquent."

Harvey told commissioners Monday that in time, dependent and neglected children in Travis County will become "an acute problem."

Austin Statesman, December 17, 1970

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

**PERMIT FOR WATER SERVICE** AUSTIN, TEXAS No. **4888** <sup>33</sup>  
 E. 87.5' Lot 1, Bk. 1, Pw. 82.5' Lot 2, Bk. 1  
 M. (173' Front) Address **1210 Rosewood Ave.**  
 Plumber \_\_\_\_\_ Size of Tap  **$\frac{3}{4}$ "** Date \_\_\_\_\_

## Foreman's Report

Date of Connection **2-10-37**  
 Size of Tap Made  **$\frac{3}{4}$ "**  
 Size Service Made **"**  
 Size Main Tapped **6" C.I.**  
 From Front Prop. Line to Curb Cock **8.5'**  
 From E-Prop. Line to Curb Cock **5'**  
 Location of Meter **back of curb line**  
 Type of Box **lock**  
 Depth of Main in St. **3'**  
 Depth of Service Line **2'**  
 From Curb Cock to Tap on Main **13.5'**  
 Checked by Engr. Dept. **(AP) 2-13-37**

No. Fittings	Size	Material	Req. No.
1	Curb Cock	5/8"	
	Elbow		
	St. Elbow		
	Bushing		
	Reducer		
	1.5" Pipe	2" copper	
	Lead Comp.		
	Nipples		
	Union		
	Plug		
	Tee		
	Stop		
	Box		
	Lid		
	Valves		

Foreman's Signature **Brewster**

INDEXED

Water service permit for this address (1937)

Home for Colored Women 1210 Rosewood Avenue

33 56 1 E. 1/2 of 1 B

Frame building

23731 - 6/1/42

\$250.00

Day labor

1 floor drain

Building permit for a small frame building at this address by the Home for Colored Women  
 (1942)



Colored Branch Y, W.C.A. 1210 Rosewood Ave.  
 33 56 1 F of 1 B

alterations and repairs to bldg.

25715 5-12-44 \$200.00

Geo. Grant

none

Building permit to the Colored Branch YWCA for alterations and repairs (1944)

Heart's Ease Circle Kings 1210 Rosewood Ave.  
 Daughters  
 33 (F) of 1 1 - -

George L. Robertson

Breezeway and masonry addition to rear  
 of building.

54612 8-1-53 \$6000.00

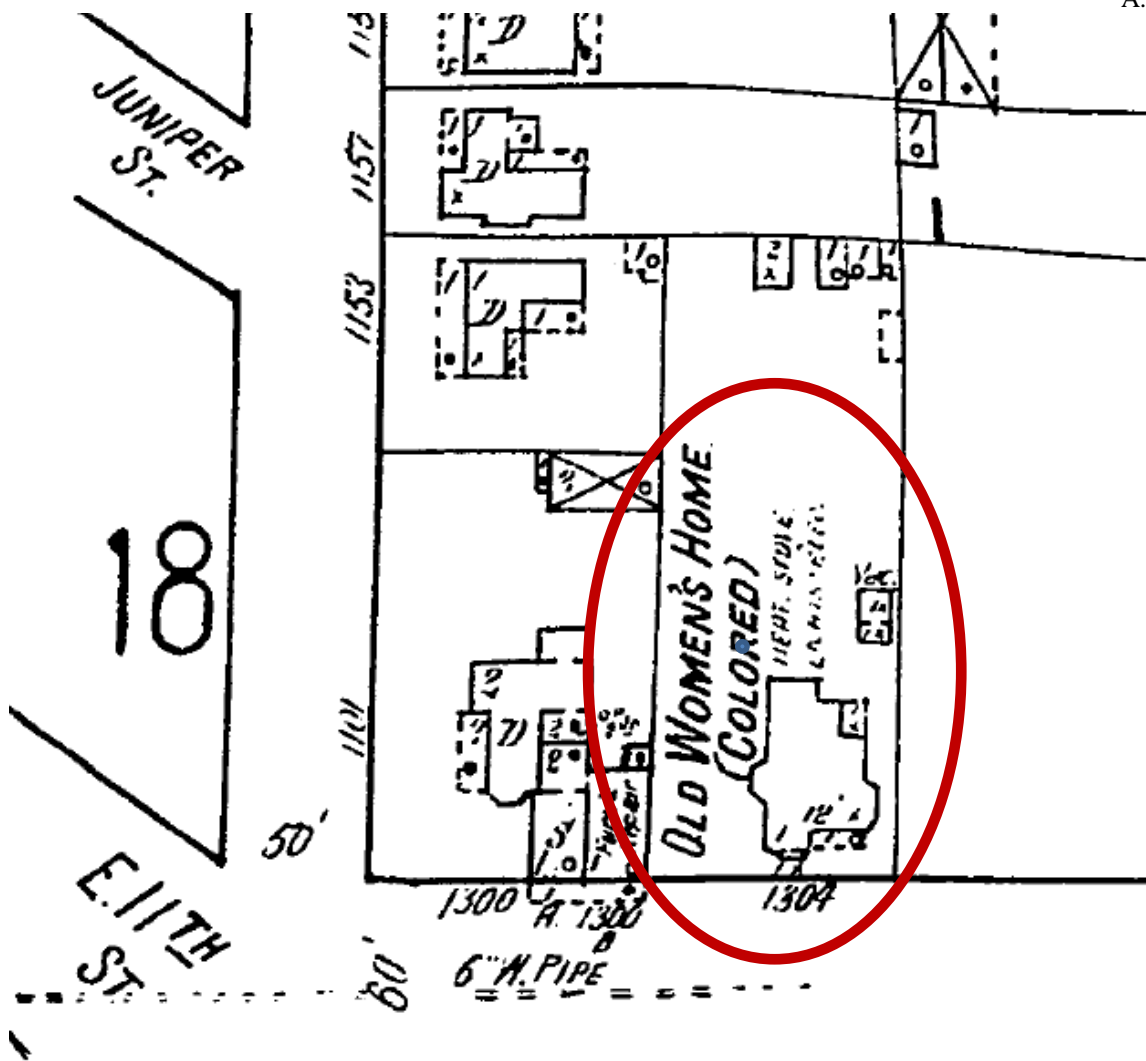
Oliver B. Street

5

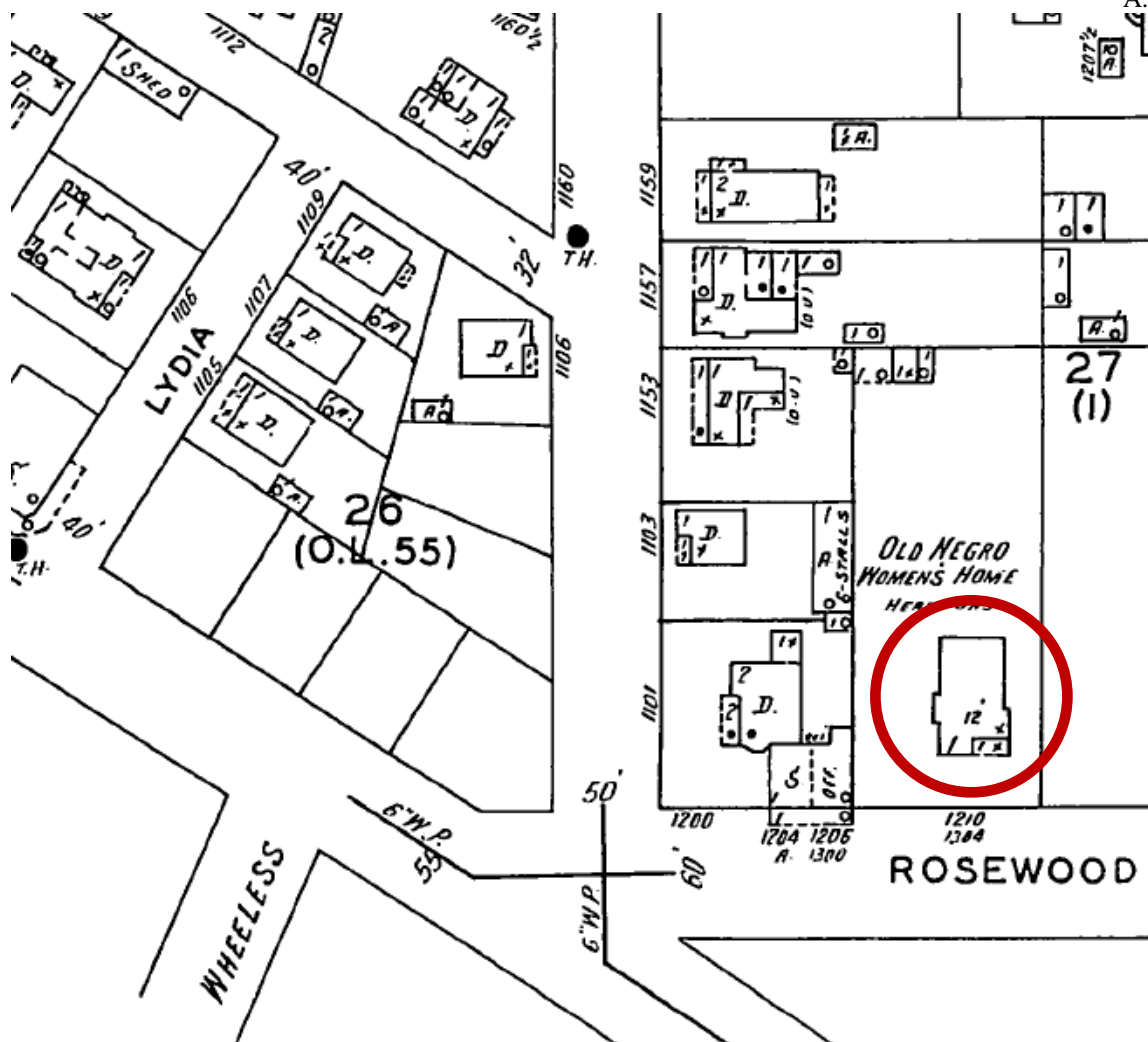
Building permit for a masonry addition to the rear of the building (1953)

OWNER	Heart Ease Circle of Kings	ADDRESS	1210 Rosewood Ave
PLAT	33	LOT	E. 87 5' lot 1 and W 87 Lot 2 BLK. 1
SUBDIVISION	Robertson Sub		
OCCUPANCY	Boarding House		
BLDG. PERMIT #	183050	DATE	6-19-79 OWNERS ESTIMATE 2,000.00
CONTRACTOR	owenr	NO. OF FIXTURES	
WATER TAP REC#	SEWER TAP REC#		
Repair existing boarding house to min stds			
max (90) days.			

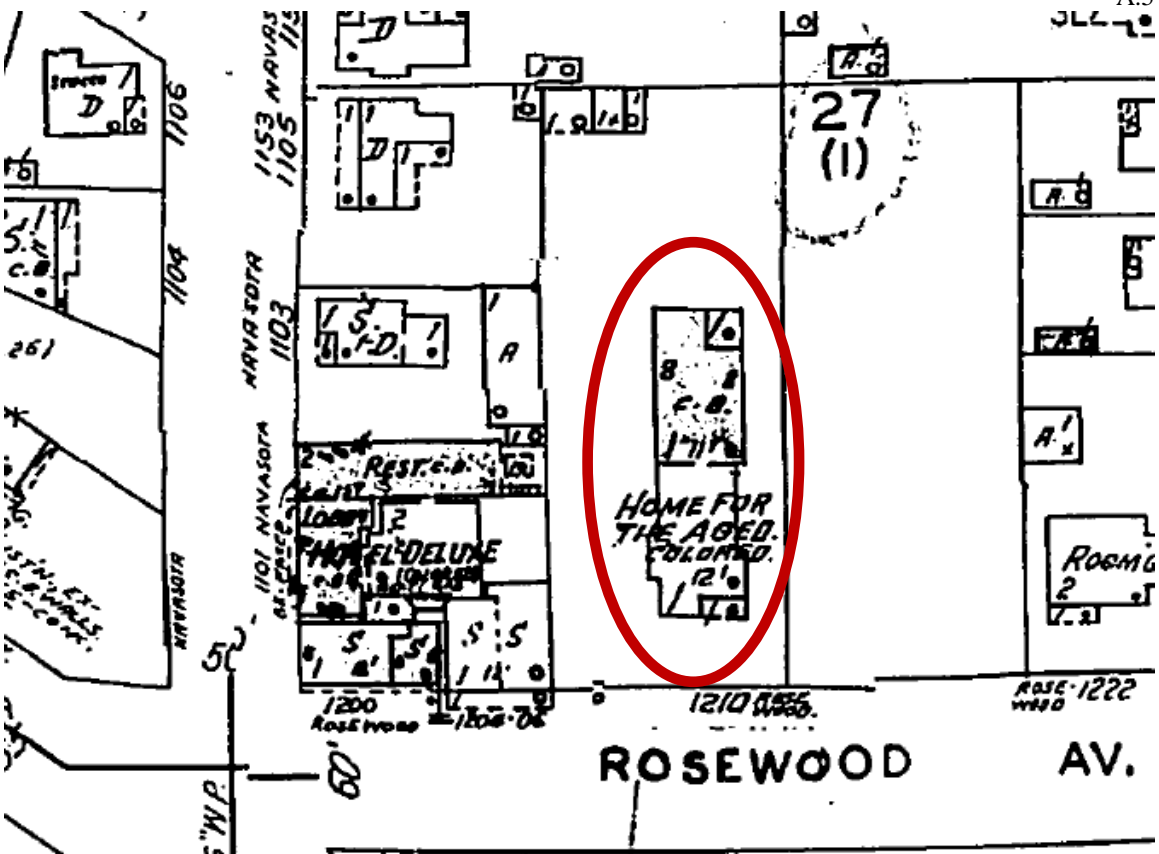
Building permit to repair the house (1979)



The 1922 Sanborn map shows a one-story house on this site and the older address of 1304 Rosewood Avenue, but with a porch or some other feature on the projecting bay on the front of the house that is no longer extant and a different shape to the projecting bay on the left (west) side of the house with a different shape than the existing bay. There is a question whether this map shows a former house on the site.



The house (without its current rear additions) appears on the 1935 Sanborn map as the Old Negro Women's Home.



The 1962 Sanborn map shows the same basic configuration as the 1935 map above, with the rear addition.