

# ZONING CHANGE REVIEW SHEET

**CASE NUMBER:** HDP-2018-0211

**HLC DATE:**

July 23, 2018

August 27, 2018

**PC DATE:**

**APPLICANT:** Historic Landmark Commission

**HISTORIC NAME:** Roos-Yocum-Castilleja House

**WATERSHED:** Lady Bird Lake

**ADDRESS OF PROPOSED ZONING CHANGE:** 2400 Canterbury Street

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

**SUMMARY STAFF RECOMMENDATION:** Staff does not recommend the proposed zoning change.

**QUALIFICATIONS FOR LANDMARK DESIGNATION:**

Architecture and historical associations.

**HISTORIC LANDMARK COMMISSION ACTION:** July 23, 2018: Initiated historic zoning for significance in the areas of architecture, historical associations, and community value. Vote: 6-1 (Papavasiliou opposed; Galindo, Brown, Hibbs, and Hudson absent).

**PLANNING COMMISSION ACTION:**

**DEPARTMENT COMMENTS:** The house is recommended as eligible for local landmark designation by the Est Austin Historical Survey (2016).

**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:**

**BASIS FOR RECOMMENDATION:**

**Architecture:**

One-story, rectangular-plan, side-gabled frame house with a central, partial-width independent porch on bracketed wood posts with a metal balustrade railing above; three front-gabled dormers pierce the front roof, each with a pair of 1:1 windows; single and paired 1:1 fenestration.

The house is a late 1930s frame cottage with unusual architectural features that set it apart from other houses of the same era and archetype, specifically, the triple dormers across the front and the treatment of the front porch, which are rare for this style of house. While the triple dormers distinguish this house, staff does not believe that overall, the house meets the criterion for architectural distinction. The applicant has also submitted information and photographs about the condition of the house, making restoration of the house improbable and infeasible.

**Historical Associations:**

The house was owned by three families over the course of its history: the first was a baker in commercial bakeries, the second, a driver for the trucking division of the railroad, and the third, a gas station attendant.

The house was built in 1938 for John G. and Gertrude Roos, who lived here until around 1953. John G. Roos was a baker, who worked at several commercial bakeries in Austin, including Paulissen (Uncle Walt's) Baking Company, Shults Baking Company, Gilbert's Baking Company, and Austin Baking Company (Butter Krust bread).

From around 1953 until the mid-1960s, the house was owned and occupied by Leonard and Ruth Yocum. Leonard Yocum was a driver for the Southern Pacific Transport Company, a division of the Southern Pacific Railroad.

Following the Yocums' occupancy, the house was owned and occupied by Geronimo ("Jerry") and Connie Castilleja. Jerry Castilleja was a gas station attendant; Connie Castilleja was a meat wrapper for a wholesale meat company. After they divorced in 1972, Connie Castilleja continued to live in this house. She is believed to have married Salvador ("John") Rodriguez, a construction worker in 1980; they are listed as the owners and occupants of the house in the late 1980s and early 1990s. There is a Connie Castilleja who was living in Fort Worth in the mid-1990s. Staff does not believe that the house meets the criterion for significant historical associations.

The Commission also referenced the community value criterion for designation of this property. To qualify for community value under the Code, the property must have a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, the neighborhood, or a particular demographic group. Staff does not find justification in a finding that this house satisfies the community value criterion.

Staff is aware that the house has been vacant for some time and has suffered some deterioration and water damage. A house mover has evaluated the house and has stated that the house is not a good candidate for restoration, rehabilitation, or relocation:

Steve, I am following up on our talk yesterday. As always, I can not and do not support the demolition of any historic house or the destruction of there historic places. That said, I have seen and evaluated 2400 Canerbury St. I really wanted to buy and move that house, but it is not a candidate for relocation. The House has good vintage appeal from the Street. However, it does have Signiant water damage thus some real roof cave in, all the way threw the house. I do not write you about condition. I'm writing about the houses interior, and it's candidacy for relocation. The interior has been threw several change ups, and redo's and it's significands is simply gone. Actually, the owner who lives in the redone old house next door loves and is a trusted keeper of old houses, more than one-and he can not make this house work. The issue with relocation, is not at all uncommon of the period, regardless of condition. Because of it's height and there cross gable lay out. To move the house you must lower the roof to the ceiling plates. Thus you loose all of the 1/2 story interior, and its windows. Exteriorly, you loose and wont reuse, the little dormers. The little ornamental "weep railing" must also come off. Most likely would have to center cut threw the house into two halves, which alone is not uncommon, and can commonly be cost justified, as well as lowering roofs, or even both. Unfortunately, with these houses the extra move cost, cant be supported by low square footage. Cost aside, in this case you loose all of its vintage Signiant's, and your down to a wood box. I would not be recommending the relocation of this house. I don't think Jr. Brown would let a client move it, if so, I would move it. Regardless, I always appreciate and support your decision.

Thank you,

Warren Wellborn

**PARCEL NO.:** 0201091313

**LEGAL DESCRIPTION:** LOT 1 OLT 40 DIV O HEINE AUGUST

**ESTIMATED ANNUAL TAX ABATEMENT:** \$4,633 (owner-occupied); city portion: \$1,382.

**APPRAISED VALUE:** \$451,213

**PRESENT USE:** Vacant residential

**CONDITION:** Fair/poor

**PRESENT OWNERS:**

David and Susan Smith  
87 N. Hunters Crossing Circle  
The Woodlands, TX 77381

**DATE BUILT:** ca. 1938

**ALTERATIONS/ADDITIONS:** None

**ORIGINAL OWNER(S):** John G. and Gertrude Roos (1938)

**OTHER HISTORICAL DESIGNATIONS:** None.

# LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 108'

## NOTIFICATIONS

CASE#: HDP-2018-0211

LOCATION: 2400 Canterbury 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.



2400 Canterbury Street  
ca. 1938



OCCUPANCY HISTORY  
2400 Canterbury Street

City Directory Research, Austin History Center  
By City Historic Preservation Office  
June, 2018

1992	John and Connie G. Rodriguez, owners Construction worker
1985-86	John and Connie Rodriguez, owners Construction worker
1981	Connie G. Castilleja, owner No occupation listed
1977	Mrs. Connie G. Castilleja, owner Steak wrapper, Meat Purveyors, 1701 Toomey Road.
1973	Mrs. Connie G. Castilleja, owner Steak wrapper, Meat Purveyors, 1701 Toomey Road.
1968	Jerry G. and Connie G. Castilleja, owners Attendant, Townsend Texaco Service Station, 2511 San Jacinto Boulevard.
1965	Vacant NOTE: Leonard and Ruth Yocum are listed at 8006 Tisdale Drive; he was a driver for the Southern Pacific Company, 301 Congress Avenue.

NOTE: Jerry and Connie Castilleja are not listed in the directory.

- 1962 Leonard R. and Ruth Yocum, owners  
Driver, Southern Pacific Transport, 301 Congress Avenue.
- 1959 Leonard R. and Ruth Yocum, owners  
Driver, Southern Pacific Transport, 301 Congress Avenue.
- 1955 Leonard and Ruth Yocum, owners  
Driver, Southern Pacific Transport, 301 Congress Avenue.
- 1953 James H. and Joy L. Simons, owners  
Machine operator  
NOTE: John G. and Gertrude Roos are listed at 4005 Cherrywood Road; he was a baker for Austin Baking Company, 300 Lamar Boulevard.  
NOTE: Leonard and Ruth Yocum are not listed in the directory.
- 1952 John G. Roos, owner  
Helper, Austin Baking Company, 300 Lamar Boulevard.  
NOTE: Leonard R. and Ruth Yocum are listed at 1004 E. 2<sup>nd</sup> Street. He was a driver for Southern Pacific Lines.
- 1949 John G. and Gertrude M. Roos, owners  
Baker, Austin Baking Company, 300 Lamar Boulevard.
- 1947 John G. and Gertrude Roos, owners  
Foreman, Gilbert's Bakery, 1016 W. 6<sup>th</sup> Street.
- 1944-45 John G. and Gertrude M. Roos, owners  
Superintendent, Shults Baking Company, 1016 W. 6<sup>th</sup> Street; branches at 410 W. 6<sup>th</sup> Street, 1001-03 Congress Avenue, and 3101 Guadalupe Street.
- 1941 John G. and Gertrude Roos, owners  
Baker, Paulissen Baking Company. 302 W. 15<sup>th</sup> Street.  
Also listed is Fred A. Roos, no occupation shown.
- 1939 John G. and Lillie Roos, owners  
John: Baker, Paulissen Baking Company, 302 W. 15<sup>th</sup> Street.  
Lillie: Waitress, College Inn Café, 920 Congress Avenue.
- 1937 The address is not listed in the directory.  
NOTE: John G. Roos is listed at 305 E. 13<sup>th</sup> Street, the home of his parents. He was a baker at Paulissen Baking Company (no address is given in the directory).

#### **BIOGRAPHICAL NOTES:**

##### **John G. and Gertrude Roos (ca. 1938 – ca. 1953)**

The 1940 U.S. Census shows John G and Gertrude Roos as the owners of this house, which was worth \$3,500. John G. Roos was 29, had been born in Texas, and was a baker in a bakery. Gertrude Roos was 28, had been born in Texas, and was a waitress in a cafe. The family included two of Gertrude's children, Rena Lee Schulze, 9, and Norman Ed Schulze, 8. Both had been born in Texas. Also in the house was John Roos' father, Fred Roos, 54, who had been born in Germany, and was a baker in a bakery; and a lodger, Della Mae Bailey, 18, who had been born in Texas, and had no occupation listed.



### **John George (Da) Roos**

John G. Roos, age 84 years, joined his Lord on August 3, 1995, in Austin, Texas.

Mr. Roos was born October 17, 1910, in Austin, Texas, the son of Fred and Martha Roos. He married Gertrude Schulze on February 3, 1940, in St. Martin's Lutheran Church, a union which lasted over 55 years. Mr. Roos was employed at Butter Krust Bakery as a baker for nearly 40 years. He had many friends through his profession as a baker, and his membership in several social organizations who will feel his absence.

He was a member of the Hill City Masonic Lodge #456, as a Master Mason, the Fidelis Chapter #963, Order of the Eastern Star, the Independent Order of Odd Fellows, Capital City Lodge #23, and the Mary Rebekas Lodge #117. Mr. Roos was a life-time member of St. Martin's Lutheran Church in Austin, Texas.



He is survived by his wife, Gertrude Mueller Schulze Roos; brother, Emil F. Roos and wife, Dorothy; sister-in-law, Zelda M. Smitty of Austin; daughter, Rena Lee Walker and husband, Jack of Burnet, Texas; daughter-in-law, Arlene Schulze of Lake Travis; grandchildren, Lawrence Edward Watson and wife, Virginia Joyce, Steven Woolsey and wife, RuthAnn, Clifton Woolsey and wife, Paula, all of Austin, Kathryn Jan Hornsby and husband, Jim of Burnet, Texas, Debra A. Maulding, Brenda L. Schulze, Cindy L. Kunz and husband, Gary, Mindy L. Dollinger and Tammy M. Schulze, all of Lake Travis. He is also survived by 25 great-grandchildren, 13 great-great-grandchildren; numerous nieces and nephews; and leaves many good friends.

Mr. Roos was preceded in death by his son, Norman Ed Schulze Sr., and by granddaughters, Chris Rummel and Becky L. Wojtewicz.

Funeral services will be held at 2:00 p.m. Monday, August 7, 1995, at St. Martin's Lutheran Church, 606 West 15th St., Austin, Texas. Graveside services will immediately follow at Oakwood Cemetery under the Auspices of Hill City Masonic Lodge #456. Visitation will be Sunday, August 6, 1995, from 7:00 to 9:00 p.m. at the Weed-Corley-Fish Funeral Home.

Pallbearers provided under the direction of Sonny Jones of the Hill City Masonic Lodge #456.

The family of John G. Roos wishes to ~~express their deep appreciation for the~~ loving concern, kindness, and excellent



medical care given by Dr. J. William Myers, and his nurse, Gina, during his long illness. We also wish to thank the 7th floor nursing staff of Seton Hospital for their care during his last days.

Those desiring to send memorials may do so to St. Martin's Lutheran Church, Pyramid Fund, 606 W. 15th St., Austin, Texas 78701.

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**Arrangements by Weed-Corley-Fish  
Funeral Home. 3125 N. Lamar. 452-8811.**

Obituary of John G. Roos  
Austin American-Statesman, August 5, 1995



### **Gertrude Mueller Schulze Roos**

Gertrude Mueller Schulze Roos, 91 blessed years, joined her Lord on January 14, 2004.

Born April 10, 1912, to Edward E. Mueller and Ethel Stewart Mueller she is pre-deceased by husbands, Edward P. Schulze and John G. Roos of Austin; as well as sister, Zelda M. Smitty; daughter, Rena Walker; and husband, Jack; grandson, George C. Woolsey; son, Norman Ed Schulze, Sr.; granddaughters, Chris E. Runnel and Becky Schulze Wojtewicz.

She is survived by daughter-in-law, Arlene Schulze of Austin; grandchildren and their spouses, Lawrence E. Watson and wife, Joyce, Robert Steven Woolsey and wife, Ruth Ann, Paula Woolsey, Kathryn Jan Woolsey, Debra A. Maulding, Norman E. Schulze Jr. and wife, Beverly K., Brenda L. Schulze and partner, Herbert Rummel, Cindy L. Kunz and husband, Gary, Mindy L. Dollinger, Tammy M. Souter and husband, Larry; numerous great-grandchildren and great-great-grandchildren of Austin and surrounding areas.

Mrs. Roos was a member of the Fidelis Chapter #963 Order of the Eastern Star, Mary Rebekas Lodge #117, Rebekas Lodge #180 in Smithville, L.A.P.M., L.E.A., and I.O.O.F. She was also a lifetime member of St. Martin's Lutheran Church in Austin.

The family extends a special thank you to St. David's Hospital.

Visitation will be held from 6:00 to 8:00 p.m. on Friday, January 16th at Weed-Corley-Fish Funeral Home. Services will be 10:00 a.m. on Saturday, January 17, 2004, at St. Martin's Lutheran Church, 606 W. 15th Street, with Rev. J. Glen Sandquist officiating. Burial will follow at Oakwood Cemetery.

Serving as pallbearers will be Norman Ed Schulze, III (Eddie), Robert W. Woolsey, Raymond Melton, Darrell Smitty, Christopher Kaz Wojtewicz and Mike Rummel.

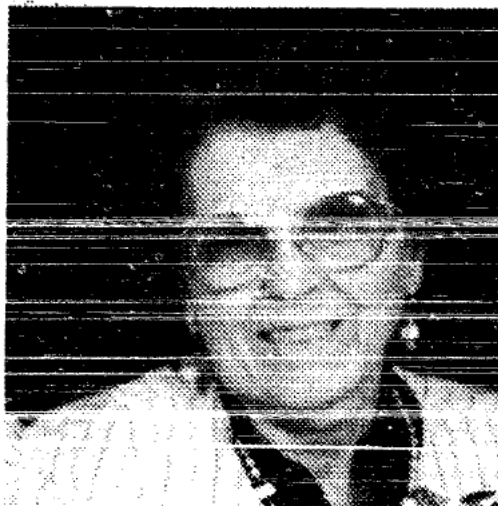
Arrangements by Weed-Corley-Fish Funeral Home, 3125 N. Lamar Blvd., Austin, Texas 78705 (512) 452-8811. You may view memorials online at [www.wcfish.com](http://www.wcfish.com)

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Obituary of Gertrude Roos  
Austin American-Statesman, January 16, 2004

### **Leonard Ralph and Ruth Oda Yocum (ca. 1954 – ca. 1964)**

The 1940 U.S. Census shows Ralph and Oda Ruth Yocum as the renters of an apartment at 1209 E. 12<sup>th</sup> Street in Austin. Ralph Yocum was 22, had been born in Texas, and was the delivery man for a wood yard. Oda Ruth Yocum was 21, had been born in Texas, and had no occupation listed. They had a son, Roland, 1, who had been born in Texas.



### **Ruth Yocum**

Ruth Yocum, 69, a lifetime resident of Austin, died Wednesday, June 1, 1988.

She was a member of Hornsby Bend Assembly of God Church, and a foster parent for 25 years.

Funeral services will be held at 2:00 PM, today, in the Colonial Chapel at Cook-Walden Funeral Home, Lamar location, with Pastor James Avery officiating. Interment will be in Capital Memorial Hill.

Mrs. Yocum is survived by her husband, Leonard R. Yocum; one son, Freddy D. Yocum both of Austin; two daughters, Lora Lee Beshears of Hutto, Texas, and Linda Mouser of Pflugerville, Texas; one brother, Wallace Edward Ayers of Austin; 11 grandchildren; and 15 great-grandchildren.

Mrs. Yocum was preceded in death by her son, Ronald Yocum.

Pallbearers for the service will be Gene Beshears, David Mouser, Ricky Mouser, Rex Yocum, Sidney Yocum, Larry Medford, and James Ayers.

Arrangements by Cook-Walden Funeral Home, Lamar location.

Obituary of Ruth Yocum  
Austin American-Statesman, June 3, 1988

## **Leonard R. "Pappy" Yocum**

Leonard R. "Pappy" Yocum, 75, of Austin, died Sunday, May 2, 1993.

He was a member of Hornsby Bend Assembly of God Church.

Funeral services will be held Wednesday, May 5, 1993 at 2:00 PM in the Colonial Chapel of Cook-Walden Funeral Home, 6100 North Lamar, with Reverend James Avery of Hornsby Bend Assembly of God Church officiating. Interment in Memorial Hill Cemetery. Grandsons will be pallbearers.

He is survived by his daughters, Lora Lee Beshears and Linda Mouser, both of Hutto; son, Freddy Yocum, of Austin; sisters, Viola Jo Kieke, of Austin, and Wilma Pugh of Del Valle; brother, Raymond Yocum, of Leander; 11 grandchildren and 19 great-grandchildren. He was preceded in death by his son, Roland Yocum, his wife, Ruth Yocum and his brother, Ellis Yocum.

Arrangements by Cook-Walden Funeral Home, 6100 North Lamar.

Obituary of Leonard Yocum  
Austin American-Statesman, May 4, 1993

## **Jerry and Connie Castilleja (ca. 1966 – ca. 1993)**

Geronimo and Connie Castilleja married in 1956 and divorced in 1972. He was born in 1933; she was born in 1940. There is a listing in the Texas Marriage Index that Concepcion G. Castilleja married Salvador G. Rodriguez in November, 1980 in Travis County. There is also a listing in phone and address directories that a Connie Castilleja was living in Fort Worth in the mid-1990s.

5-18-81 Repack to Mun. Stds.

John G. Roos

2400 Canterbury St.

18

4

3

46'x140'

Frame residence &amp; box garage

232n - 7/7/38

4

Building permit to John G. Roos for the construction of this house (1938)

NW  
 II  
 WATER SERVICE PERMIT  
 Austin, Texas  
 John G. Roos  
 No. 10649<sup>74</sup>  
 INDEXED  
 Date July 7, 1938  
 Received of  
 Address 2400 Canterbury  
 Amount Two and 50/100 - - - - - \$ 2.50  
 Plumber McAlpine  
 Size of Tap 1/2  
 Date of Connection 7-8-38  
 Size of Tap Made 3/4  
 Size Service Made 3/4 Cop  
 Size Main Tapped 6" C.I.  
 From Front Prop. Line to Curb Cock 12"  
 From WEST Prop. Line to Curb Cock 35"  
 Location of Meter CURBLINE  
 Type of Box LOCK  
 Depth of Main in St. 24"  
 Depth of Service Line 30"  
 From Curb Cock to Tap on Main 31"  
 Checked by Engr. Dept. 8-25-38  
 No. Fittings  
 Curb Cock 5/8  
 Elbow  
 St. Elbow 3/4 x 1/2  
 Bushing 1/2 SLEEVE  
 Reducer 1/2 SLEEVE  
 Pipe 3/4 COPPER  
 Lead Comp. 3/4 C. COPPER  
 Nipples 3/4 C. COPPER  
 Union  
 Plug  
 Tee  
 Stop  
 Box  
 Lid  
 Valves  
 Job No. 638101E  
 Req. No. 76677  
 INDEXED  
 DOUGLAS  
 Water service permit to John G. Roos for this address (1938)

Checked on Paving Strip { Connected to Pedestrian  
 11/1/38

Connection Charge # 303 Duplicate  
 Application for Sewer Connection. 14592A  
SE/II Austin, Texas, 7/7 1938  
 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 Inc. G. Roos  
 at 2400 Canterbury St Street,  
 further described as lot 46 x 140, block 3, outlot  
 subdivision \_\_\_\_\_, division \_\_\_\_\_, plat 18,  
 which is to be used as a Res  
 In this place there are to be installed 4 fixtures.  
 I agree to pay the City Sewer Department the regular ordinance  
 charge.  
 3' DEEP Respectfully, J C McAlpin  
 AT PL Stub Out  
 Connected 8-28 1938 Permit PL  
 Size of Main 8 inches. RK, 8-13+35  
 Size of Service 4 inches.  
4 Feet Deep in alley  
10 Feet from Property Line  
 \_\_\_\_\_ Feet from Curb Line. Con 3' W  
 Inspected by Boothright of EPL  
 Connection made by Boothright  
10070 1 B-965

Sewer connection application by John G. Roos for this address (1938)