

# ZONING CHANGE REVIEW SHEET

**CASE NUMBER:** HDP-2019-0401

**HLC DATE:**

August 26, 2019

September 23, 2019

**PC DATE:**

**APPLICANT:** Historic Landmark Commission

**HISTORIC NAME:** Rendon House

**WATERSHED:** Lady Bird Lake

**ADDRESS OF PROPOSED ZONING CHANGE:** 1705 Haskell Street

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

**SUMMARY STAFF RECOMMENDATION:** Staff recommends 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.

**QUALIFICATIONS FOR LANDMARK DESIGNATION:**

Historical associations and community value.

**HISTORIC LANDMARK COMMISSION ACTION:** August 26, 2019: Initiated historic zoning case. Vote: 7-0 (Reed, Valenzuela, Papavasiliou, and Tollett absent).

**PLANNING COMMISSION ACTION:**

**DEPARTMENT COMMENTS:** The house was not recommended for historic preservation in the East Austin Historic Resources Survey (2016), most likely based upon its architectural modifications.

**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:** East Cesar Chavez Neighborhood Association

**BASIS FOR RECOMMENDATION:**

**Architecture:**

The house is a simple frame box house that has been modified with the application of a stone veneer and replacement windows. The changes to the house are significant but made by Edward Rendon, for whom this house is being commemorated.

**Historical Associations:**

The house appears to have been built in 1931 by W.A. and Lillian Darter, who lived here until around 1946. W.A. Darter was a welder who opened his own welding and radiator shop around 1934. After the Darters moved out around 1946, the house became a rental property through the early 1950s; the tenants were Paul G. and Ebba Lundell; Paul G. Lundell was a house painter. Theresa Martinez, an attendant at Austin State Hospital, is listed as the owner of the house in the 1959 city directory. Around 1961, the house was purchased by

Edward B. and Connie Rendon, who lived here for the rest of their lives. Edward Rendon was in construction, but more importantly, was a very important figure in the East Austin Latino community, working for recognition of the Latino contributions to Austin's community and culture. Edward Rendon Park at Festival Beach is named for him.

**Community Value:**

The house was the home of Edward and Connie Rendon from 1960 until their deaths in recent years. Edward Rendon was a prominent leader in the East Austin Latino community, and held many neighborhood and community meetings in this house. Family members relate that Carole Keeton McClellan, while mayor of Austin, met with Mr. Rendon and other members of the East Austin community in this house when planning Rendon Park at Festival Beach. Family members also relate other meetings at the house in furtherance of the rights of East Austin community.

**PARCEL NO.:** 0201060403

**LEGAL DESCRIPTION:** Lot 3, Outlot 59, Division O, V.E. Taylor First Subdivision

**ESTIMATED ANNUAL TAX ABATEMENT:** \$6,414 (owner-occupied); city portion: \$1,914.

**APPRAISED VALUE:** \$592,010

**PRESENT USE:** Vacant

**CONDITION:** Good

**PRESENT OWNERS:** Currently in the hands of a receiver appointed by the Travis County Probate Court to sell for distribution of proceeds to numerous heirs. The Travis Central Appraisal District lists Rose Rubio, one of the heirs, as the owner.

**DATE BUILT:** ca. 1931

**ALTERATIONS/ADDITIONS:** The house has been significantly modified, but the modifications were constructed by Edward Rendon, for whom this property is being considered as a commemoration. The original frame house was veneered in the current stone around 1971; the addition to the left side of the principal block appears to have been constructed at the same time. The house appears today as Edward Rendon and family knew it. Edward Rendon was a contractor, and the stone veneer on the house may reflect his workmanship.

**ORIGINAL OWNER(S):** William and Lillian Darter (ca. 1931)

**OTHER HISTORICAL DESIGNATIONS:** None.

**LOCATION MAP**

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-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**NOTIFICATIONS**

CASE#: HDP-2019-0401  
LOCATION: 1705 Haskell St.



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.

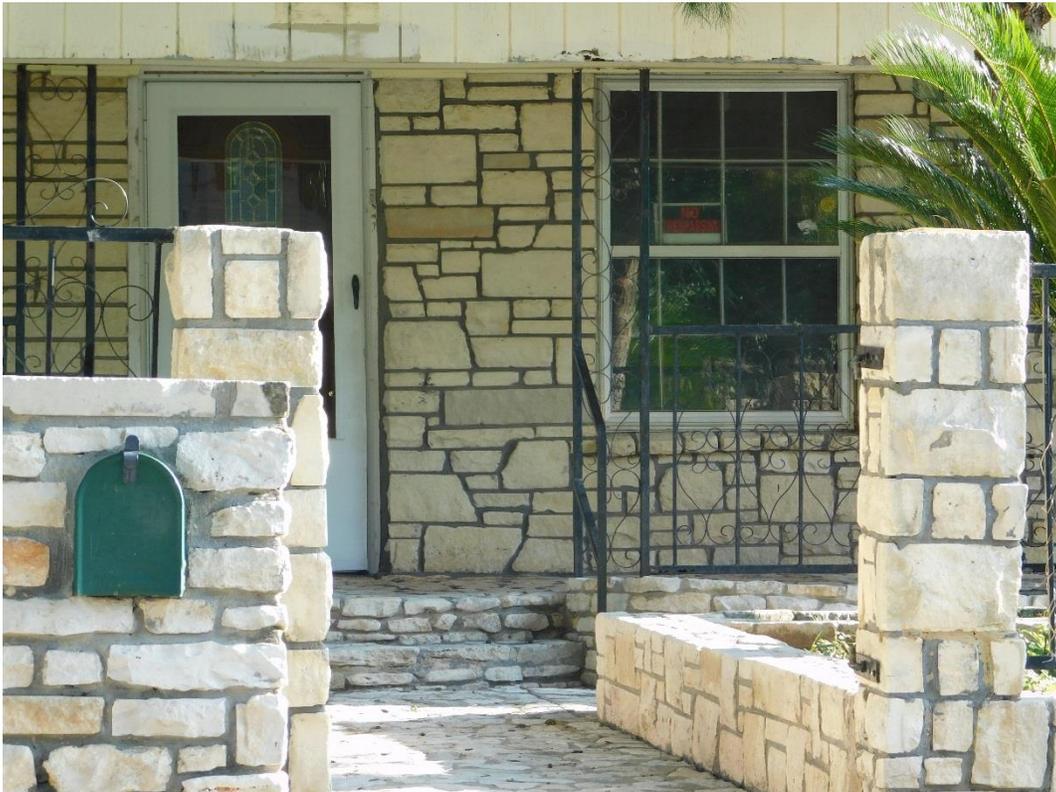
This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 141'

1705 Haskell Street

ca. 1931

A.3 - 4



OCCUPANCY HISTORY

## 1705 Haskell Street

City Directory Research, Austin History Center  
 By City Historic Preservation Office  
 July, 2019

- 1930-31 The address is not listed in the directory.  
 City records indicate a water service permit for this address dating from 1931.  
 NOTE: W.A. and Lillian Darter are not listed in the directory.
- 1932-33 W.A. and Lillian Darter, renters  
 Welder, Austin Machine and Grinding Company, 219 E. 5<sup>th</sup> Street.
- 1935 W.A. and Lillian Darter, owners  
 Proprietor, Darter Welding and Radiator Shop, 408 San Jacinto Street.
- 1937 Walter A. and Lillian Darter, owners  
 Proprietor, Darter Welding and Radiator Shop, 408 San Jacinto Street.
- 1939 W.A. and Lillian Darter, owners  
 Proprietor, Darter Welding and Radiator Shop, 218 E. 5<sup>th</sup> Street.
- 1941 W.A. and Lillian Darter, owners  
 Proprietor, Darter Welding and Radiator Shop, 218 E. 5<sup>th</sup> Street.
- 1944-45 Walter A. and Lillian Darter, owners  
 Salesman, Darter Welding Company, 213 E. 6<sup>th</sup> Street.  
 NOTE: Paul G. and Ebba Lundell are not listed in the directory.
- 1947 Paul G. and Ebba Lundell, renters  
 Painter  
 NOTE: Walter A. and Lillian P. Darter are listed at 709 E. 47<sup>th</sup> Street; he was the proprietor of Slim Darter Welding and Radiator Shop, 213 E. 5<sup>th</sup> Street.
- 1949 Paul G. and Ebba Lundell, renters  
 Painter
- 1952 Paul G. and Ebba Lundell, renters  
 Painter
- 1955 No return  
 NOTE: Paul G. and Ebba Lundell are not listed in the directory.  
 NOTE: Theresa A. Martinez is not listed in the directory.
- 1959 Theresa A. Martinez, owner  
 Attendant, Austin State Hospital  
 NOTE: Edward and Connie Rendon are listed at 2003 Canterbury Street; neither had an occupation shown.
- 1962 Edward B. and Connie Rendon, renters  
 Construction worker
- 1965 Edward B. and Connie M. Rendon, owners  
 Construction worker

1968	Edward B. and Connie M. Rendon, owners Construction worker
1973	Edward B. and Connie M. Rendon, owners Construction worker
1977	Edward R. and Connie M. Rendon, owners Construction worker
1981	Edward R. and Connie M. Rendon, owners Construction worker
1985-86	Edward R. and Connie M. Rendon, owners Construction worker
1992	Edward and Connie Rendon, owners Retired

#### **BIOGRAPHICAL NOTES:**

##### **Walter A. and Lillian Darter (ca. 1931 – ca. 1946)**

Walter A. and Lillian Darter appear as the owners of this house in the 1940 U.S. Census. The house was worth \$1,500. Walter A. Darter was 32, had been born in Texas, and was the owner and operator of a garage. Lillian Darter was 31, had been born in Texas, and had no occupation listed. They had 2 children: Betty Jean, 9; and Eugene, 7.

The 1930 U.S. Census shows W.A. Darter as the 22-year old son of J.A. and O.B. Darter, who owned their home in Precinct 8 of Travis County. W.A. Darter is listed as a farm laborer. His wife, L.P. Darter, 21, had no occupation listed. W.A. Darter's father, J.A. Darter, 59, was a Texas-born farmer. His mother, O.B. Darter, 54, had no occupation listed. W.A. Darter had a younger sister, Julia, 14.

Walter Allen Darter died in Burnet County in 1985; Lillian P. Darter died in 1996.

##### **Edward and Connie Rendon (ca. 1960 – ca. 2018)**

This house was owned by Edward Rendon, Sr. from around 1960 until he passed away in 2018. Edward Rendon, Sr. was a community activist and the leader of the East Town Lake Citizens' Association. Edward Rendon, Sr. Park (colloquially known as Chicano Park) at Festival Beach is named for him. He was a beloved member of the community and a prominent Hispanic contractor in Austin.





RENDON Sr., Edward Our beloved Edward Rendon, Sr., age 91, resident of Austin, Texas, was called to our Heavenly Father on Sunday, February 4, 2018. He was preceded in death by his wife of 51 years, Concepcion Martinez Rendon. Visitation will held from 12:00-9:00 p.m., Friday, February 9, 2018 at Mission Funeral Home East Side, 1615 E. Cesar Chavez St., Austin, Texas. Recitation of Holy Rosary will begin at 8:00 p.m., Friday, February 9, 2018 at Cristo Rey Catholic Church, 2208 E. 2nd St. Austin, Texas (corner of Robert T. Martinez & 2nd St.). Mass of Christian Burial will begin at 10:00 a.m., Saturday, February 10, 2018 at Cristo Rey Catholic Church. Interment will follow at Assumption cemetery. Please visit [www.missionmemorials.com](http://www.missionmemorials.com) for an extended obituary, offer condolences and send flowers.

Obituary of Edward Rendon, Sr.  
Austin American-Statesman, February 8, 2018

City records indicate a water service permit dating from 1931; the permit is no longer extant.

OWNER Edward Rendon ADDRESS 1705 Haskell Street  
 PLAT 16 LOT 3 BLK  
 SUBDIVISION V. E. Taylor  
 OCCUPANCY Porch  
 BLD PERMIT # 123624 DATE 6-22-71 OWNERS ESTIMATE \$45,00  
 CONTRACTOR owner NO. OF FIXTURES  
 WATER TAP REC # Exist SEWER TAP REC # Exist  
 Frm addn to residence 160 sq. ft.  
 3-7-72-128073=frm addn to rear of residence 360 sq.ft.  
 Permit #141464 -e/22/74= Frame acc. bldg. \$300.00 Est. cost.

Building permit to Edward Rendon to construct a frame addition (1971) and to construct a rear frame addition (1972)

An application for the demolition of all structures on this site was filed July 11, 2019.



BRIAN C. POTTER  
[Brian@banglepotter.com](mailto:Brian@banglepotter.com)

August 14, 2019

*Via Email*

Austin Historic Landmark Commission  
c/o Steve Sadowsky, Historic Preservation Office

RE: 1705 Haskell Street, Austin, Texas 78702 (the "Property")

To the Austin Historic Landmark Commission:

My name is Brian Potter and I am the court-appointed receiver for the above-referenced property. I am submitting this correspondence for the record in anticipation of the public hearing on a demolition permit applicable to the Property, which is currently set for August 26, 2019.

On April 15, 2019, I was appointed as receiver for the Property by Judge Guy Herman of the Travis County Probate Court. A copy of the order appointing me receiver is attached hereto. While I am not a party to the litigation and do not represent any of the parties thereto, it is my understanding that my appointment was primarily a result of an inability of the potential heirs in the case to come to an agreement as to the disposition of the Property (it is my understanding that there are approximately 18 potential heirs). Based on the foregoing, the Court ruled that the Property is not susceptible to a fair and equitable partition, and that it should therefore be sold.

The Court therefore ordered me to sell the Property, and vested in me the exclusive right to retain a real estate agent, the exclusive right to sell the Property, and the power to sign all closing documents on behalf of all the potential heirs. Upon being sold, the funds are to be placed in the registry of the court, after which the Court will determine how they are to be disbursed amongst the heirs.

To that end and in furtherance of the Court's order, on or about June 6, 2019, I executed a contract for the sale of the Property, and an application for a demolition permit has since been submitted to the City by the anticipated purchaser. The reason for the demolition permit is that the house has little monetary value as a structure due to its condition. In fact, every offer I received for the purchase of the Property was in anticipation of being able to build a new structure on the lot.

In my opinion, were the Property to be designated as "historic," it would likely render it impossible for me to effectuate to court's order to sell the Property, which would in turn leave the Court with the decision of what to do with the Property. Such a designation would also likely

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August 14, 2019

result in the Property simply sitting vacant for years to come and continuing to deteriorate, as there is no "owner" in the traditional sense. It would also have the result of rendering all the time and money spent by numerous heirs and their attorneys to get to this point meaningless, as well as the time spent by myself and the various parties that have been working on selling this Property.

In closing, know that I will be in attendance at the meeting scheduled on this matter and plan on making myself available for questions.

Sincerely,

Sincerely,

/s/ Brian C. Potter /s/

Brian C. Potter