

ZONING CHANGE REVIEW SHEET

CASE NUMBER: GF-2021-050281

HLC DATE: May 24, 2021

PC DATE: N/A

APPLICANT: Historic Landmark Commission (owner-opposed initiation)

HISTORIC NAME: N/A

WATERSHED: Waller Creek, Lady Bird Lake

ADDRESS OF PROPOSED ZONING CHANGE: 905 E. 2nd Street

ZONING CHANGE: SF-3-NP to SF-3-NP-H

COUNCIL DISTRICT: 3

STAFF RECOMMENDATION: Staff recommends the proposed zoning change from single family residence (SF-3) – neighborhood plan to single family residence – neighborhood plan – historic landmark (SF-3-H) combining district zoning.

QUALIFICATIONS FOR LANDMARK DESIGNATION: Architecture and historical associations

HISTORIC LANDMARK COMMISSION ACTION: N/A

PLANNING COMMISSION ACTION: N/A

DEPARTMENT COMMENTS: The property is recommended eligible as a City of Austin landmark and individually eligible for listing in the National Register of Historic Places in the 2016 East Austin Historic Resource Survey.

CITY COUNCIL DATE: N/A

ACTION: N/A

ORDINANCE READINGS: N/A

ORDINANCE NUMBER: N/A

CASE MANAGER: Kalan Contreras

PHONE: 512-974-2727

NEIGHBORHOOD ORGANIZATIONS: Austin Independent School District, Austin Lost and Found Pets, Austin Neighborhoods Council, Barrio Unido Neighborhood Assn., Capital Metro, Del Valle Community Coalition, East Austin Conservancy, East Cesar Chavez Neighborhood Association, East Cesar Chavez Neighborhood Plan Contact Team, El Concilio Mexican -American Neighborhoods, Friends of Austin Neighborhoods, Greater East Austin Neighborhood Association, Guadalupe Neighborhood Development Corporation, Homeless Neighborhood Association, Neighborhood Empowerment Foundation, Neighbors United for Progress, Preservation Austin, SELTexas, Sierra Club, Austin Regional Group, Tejano Town, Waterloo Greenway

BASIS FOR RECOMMENDATION:

Architecture: The home at 905 E. 2nd Street was built around 1906. It is a one-story, L-plan, Folk Victorian house with cross-hipped metal roof; horizontal wood siding; a partial-width, shed-roofed porch with chamfered posts and jig-sawn brackets; and 2:2 wood windows with screens. The building retains integrity, with extant original windows and decorative details—uncommon for homes of this age in the area.

Historical associations: The 2016 East Austin Historic Resource Survey identifies the property as an integral resource associated with East Austin's development patterns, demographic shifts, and resident lifeways. The building was consistently occupied by middle- to working-class renters whose occupations and terms of residency were dependent upon the growth of the greater East Austin area. The demographic shift from residents of Anglo and European-American descent to those of Latino descent during the 1950s is indicative of larger demographic trends in East Austin. Thus, the building's historical associations exemplify general residency patterns in East Austin.

PARCEL NO.: 0204050604

LEGAL DESCRIPTION: LOT 10 BLK 4 OLT 17 DIV O HARRINGTON SUBD

ESTIMATED ANNUAL TAX ABATEMENT: \$8,500 (owner-occupied); city portion: \$2,500 (capped); county portion: \$2,500 (capped); AISD portion: \$3,500 (capped).

APPRAISED VALUE: \$528,896

PRESENT USE: Single family residence

CONDITION: Good

PRESENT OWNERS: Bryan Thompson

DATE BUILT: ca. 1906

ALTERATIONS/ADDITIONS: N/A

ORIGINAL OWNER(S):

OTHER HISTORICAL DESIGNATIONS: None

HISTORIC LANDMARK COMMISSION
DEMOLITION AND RELOCATION PERMITS
MAY 24, 2021
GF-2021-050281
905 EAST 2ND STREET

PROPOSAL

Partially demolish and construct a two-story rear and side addition to a one-story ca. 1906 house.

ARCHITECTURE

One-story L-plan Folk Victorian house with cross-hipped metal roof; horizontal wood siding; a partial-width, shed-roofed porch with chamfered posts and jigsaw brackets; and 2:2 wood windows with screens.

RESEARCH

The house at 905 E. 2nd Street was constructed around 1906. Its earliest occupants were renters, who mostly worked at the nearby railyards and stayed in the home for relatively short periods, often sharing the building with another family. Other occupants included clerks, drivers, carpenters, and telephone company employees.

In the late 1920s, the home was occupied by the Rollings family. William Rollings worked at the City Water and Light Department. His wife Bertha worked as a finisher at the Austin Hotel's laundry, and some of the Rollings daughters also worked as laundresses and hotel laundry staff along with their mother. Their sons worked as a truck driver and a chauffeur.

Other longer-term renters included Levi and Mary Van Sickle, an engineer and his eventual widow, and Milton B. Ayers and his wife and son. Ayers was an elevator operator, while his son worked as a machinist and carpenter. Paul and Alma Fick, a cigar company employee and clerk, lived in the house in the late 1950s along with their son, Paul Jr., who also found a job at Eli Witt Cigars. By 1959, butcher Tom Resendez and his wife Mary were the home's primary residents; they remained there until at least 1968.

STANDARDS FOR REVIEW

The City of Austin's Historic Design Standards (March 2021) are based on the Secretary of the Interior's Standards for Rehabilitation and are used to evaluate projects at potential historic landmarks. The following standards apply to the proposed project:

1.1 Locate additions to the rear and sides of historic buildings to minimize visual impact.

1.3 If an addition adds a story to the historic building, set it back from the front wall to minimize visual impact. a. If the historic building has a side-gabled, cross-gabled, hipped, or pyramidal roof form, set the addition behind the roof ridgeline or peak.

1.5 Minimize the loss of historic fabric by connecting additions to the existing building through the least possible invasive location and means.

Both options for the proposed two-story addition are located to the rear of the existing building and preserve most of the shape of the historic building from the primary street. The proposed addition is set back from the front wall and is located behind the ridgeline. The rear wall and rear half of northwest and southeast portions of the historic building will be demolished to connect the proposed addition to the existing house.

2.1 Design an addition to complement the scale and massing of the historic building, including height. The addition must appear subordinate to the historic building.

2.2 Minimize the appearance of the addition from the street faced by the historic building's front wall. a. If the addition connects to the historic building's rear wall, step in the addition's side walls at least one foot (1') from the side walls of the historic building. b. The historic building's overall shape as viewed from the street must appear relatively unaltered.

The proposed addition options are both set back from the main house. They are stepped in more than 1' at the southeast elevation, but stepped out more than 1' at the northwest elevation. From the street, the historic building appears relatively unaltered, with decorative details and first-floor character-defining features intact. The northwest elevation, if viewed obliquely from the street, may appear altered.

3.1 Design additions to be compatible with and differentiated from the historic building, if they are visible from the street.

Option 1 for the proposed addition is differentiated from the historic building via its placement, height, and modern fenestration patterns. Option 2 is differentiated by its placement and height. Both are somewhat compatible with the historic building.

4.1 If an addition will be visible from a street on the front or side, design its roof form and slope to complement the roof on the historic building.

4.2 Use roof materials that match or have similar color, texture, and other visual qualities as the roof on the historic building.

The proposed roof form, slope, and materials are compatible with the historic building's roof.

5.1 If an addition will be visible from a street on the front or side, use exterior wall materials that are compatible with those on the historic building, as well as with the character of the district, in scale, type, material, size, finish, and texture.

5.2 Differentiate the exterior wall materials of the addition from those of the historic building.

The exterior wall materials for both options are compatible with the original house's and are differentiated by their second-floor placement.

6.1 If an addition will be visible from a street on the front or side, use windows that are compatible with those on the existing building in terms of material, fenestration pattern, size, proportion, configuration, and profile.

Option 1's front-facing windows are simple in design and de-emphasize the addition's height. Option 2's front-facing windows comply with Committee feedback and take design cues from the historic first-floor windows. The windows at secondary facades are somewhat compatible; their irregular placement and varied size and proportion are less compatible.

Both project options meet some of the applicable standards, with Option 2 reflecting more Committee feedback.

STAFF COMMENTS

The property is recommended eligible as a City of Austin landmark and individually eligible for listing in the National Register of Historic Places in the 2016 East Austin Historic Resource Survey.

Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building appears to retain high integrity.
- 3) Properties must meet two criteria for landmark designation (LDC §25-2-352). Staff has evaluated the property and determined that it may meet two criteria:
 - a. *Architecture*. The building is a good example of Folk Victorian architecture.
 - b. *Historical association*. The 2016 East Austin Historic Resource Survey states that the property is associated with East Austin's development patterns, demographic shifts, and resident lifeways.
 - c. *Archaeology*. The property was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
 - d. *Community value*. The property does not possess 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.
 - e. *Landscape feature*. The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

COMMITTEE FEEDBACK

Retain and repair original decorative details and character-defining architectural features. Smooth stairwell profile at west elevation. Match window proportions at façade to main house. Consider a one-story addition, rather than the current two-story plan.

STAFF RECOMMENDATION

Should the Commission decide against recommending historic zoning, endorse one revised plan option and release the permit upon completion of a City of Austin Documentation Package.

LOCATION MAP



SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY

1" = 250'

NOTIFICATIONS

CASE#: GF 21-050381
LOCATION: 905 E 2ND 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.

PROPERTY INFORMATION

Photos



Source: Martha Doty Freeman, 1980. <https://texashistory.unt.edu/ark:/67531/metapht674303/m1/1/>





Realtor.com, no date



H-H-M, Inc., 2016

Occupancy History

City Directory Research, April 2021 and 2016

- 1968 Tom H. and Mary C. Resendez, renters
Meat Cutter, Moyer's Grocery
- 1959 Tom H. and Mary Resendez, renters
Butcher, Smathers Food Store
- 1957 Paul M. Fick, renter
Warehouseman, Eli Witt Cigar

Paul M. Fick Jr., renter
Deliveryman, Eli Witt Cigar
- 1955 Paul M. and Alma Fick, renters
Shipping clerk, Eli Witt Cigar Co. of Texas
Clerk, E.M. Scarbrough & Sons

Paul M. Fick Jr., renter
Stamper, Eli Witt Cigar Co. of Texas
- 1952 Robert D. and Vernon Champion, renters
Driver
Waitress, Steer Grill
- 1949 Milton B. and Reta Ayers, renters
Carpenter
- 1947 Littlepage M. and Desta M. Copeland, owners
Carrier, PO

Milton B. and Josephine Ayers, renters
Elevator operator, State Board of Control

Milton B. Ayers Jr., renter
Machine operator, Austin Baking

1944	Milton B. and Josephine Ayers, renters Milton B. Ayers Jr., renter
1941	George W. and Nancy M. Hanks, renters Carpenter
1939	Mary Van Sickle, renter (widow Levi L.)
1937	Mary Van Sickle, renter (widow Levi L.) Stanley and Clara Bennett, renters Carpenter
1935	Levi E. and Mary Van Sickle, renters Hoisting engineering Fred A. and Gladys McCleskey, renters Bricklayer
1932	Berta Rollings, renter (widow of William) Finisher, Austin Hotel Laundry
1929	William and Berta Rollings, renters Mary L Rollings, renter Employee, Austin Hotel Laundry John C. Rollings, renter
1927	William and Berta Rollings, renters Employee, City Water & Light Department William Rollings Jr., renter Chauffeur, Patton Transfer Co. Ruth Rollings, renter Sorter, Austin Hotel Laundry Polly Rollings, renter Shaker, Austin Hotel Laundry Mary Rollings, renter Laundress John C. Rollings, renter Driver, Universal Coal & Wood Co.
1924	Guy L. and Nina Digby, renters
1922	James W. and Maggie Weaver, renters Car repair, T & T C Railway Operator, S.W. Bell Telephone Co.
1920	Fannie Oyervides, renter (widow Frank)
1918	Leonard S. and Clementine Cline, renters Carpenter Lemuel T. Cline, renter Presser
1916	William Rollings, renter Car inspector, H & T
1914	James W. Darley, renter Clerk, Charles W. Darley

- 1912 Lehnis B. Slaughter, renter
Driver, Magnolia Petroleum Co.
- 1910 John R. Killen, renter
Bottlemaker, H & T
- 1906 Charles C. Smithwick
Section foreman, M K & T
- 1903 Address not listed

Biographical Information

Latest army enlistments are as follows: Silvo O. Wheeler, Austin, engineers; Scott Denny, Gulfport, Miss., engineers; Walter Smith, Austin, engineers; James O. Langston, Austin, coast artillery; William H. Lee, Austin, infantry; Joseph W. Robertson, Austin, hospital corps; Benjamin B. Binks, Chicago, Ill., engineers; Harvey C. Glenn, Austin, field artillery; Will F. Botelle, Austin, cavalry.

Recent navy enlistments are the following: Oran Lane, Taylor, Horace Abbott, Taylor; Ben Joe Petmecky, Austin; George Martin Eaton, Austin; Reuel G. Garber, Austin; Hugh A. DeLaney, Austin; William Sanders, Austin; Lemuel F. Cline, Austin; John B. Bridwell, Austin; Walter Wootten, Kingsville; Joe Moody Niven, Austin; John Raymond Ross, Austin; Joe G. Leath, Bastrop; John Gullege, Austin; Leslie M. Fowler, Liberty Hill; Robert Monroe McAllister, Burnet; John McKean, Taylor; Max McKean, Taylor; Millard K. Jones, Taylor.

THE DEAD

AYERS.—Miss Mary Leo Ayers, 17, died in a local hospital Monday night at 10:45 o'clock. She is survived by her parents, Mr. and Mrs. M. R. Ayers; two sisters, Misses Hazel P. and Joy L. Ayers, and three brothers, Webster, Jasper and Milton Ayers, Jr., all of Austin.

Funeral services will be held from the family home, 1914 East avenue, Wednesday at 3 p. m. with the Rev. C. L. Sansing officiating. Interment will be in Oakwood cemetery.

The Statesman, Jun 6, 1917; *The Austin Statesman*, May 2, 1933

3 Overcome By Gas In Austin Hotel

Three linen room workers Friday noon were overcome by carbon monoxide gas at the Austin hotel laundry, but were not seriously affected, physicians reported.

Those overcome were Mrs. Fannie Canady, 55; Mrs. Mollie Agnew, 52, of 410 East Seventr street, and Mrs. Mary Van Sickle, 50, of 905 East Second street.

Three inhalators were rushed to the hotel's Seventh street entrance by firemen, but the machines were not required. A physician called to treat the women advised they be put to bed in one of the hotel rooms for the remainder of the afternoon.

Fire Chief John Woody said hotel engineers told firemen the gas resulted from an effort to "rush one of the boilers" and get up more heat to warm the laundry sector.

The fumes, Chief Woody said, escaped from the boiler room through an opening into the linen room where the three women were overcome.

Coming as it did at the noon hour downtown rush, a large crowd gathered at the corner of Seventh and Congress. Firemen, police cars and ambulances ganged up at the hotel's Seventh street entrance.

MRS. MARY VAN SICKLE

Mrs. Mary Van Sickle, 75, of 1201 East Second Street, died Tuesday in a local hospital. She was a member of the Undenominational Christian Church and had lived in Austin for the past 20 years. She operated a rooming house for a number of years.

The body is at the Hytlin-Manor Funeral Home pending the arrival of out-of-town relatives.

The Austin Statesman, Jan 19, 1940 and Jan 5, 1955

Big Gift Is Given CP Center

Little Karen Fick, who was four years old on Valentine's Day, is making such rapid progress in her fight against cerebral palsy's crippling condition that she was chosen to accept for the CP Center this week a big Easter gift from Gamma Phi chapter, Beta Sigma Phi.

Karen accepted the check for \$177.88, which the business girls sorority chapter gave the Cerebral Palsy Center's brace fund and proudly demonstrated her own use of braces.

Big Improvement

When Karen was admitted to the center for treatment on May 2, 1956, she could not walk and was extremely shy, cried easily and was upset by strangers and new situations. Now the little girl walks, aided by braces and crutch, and is a lively leader of her fellow patients.

October 3, 1956, the center's volunteer orthopedist prescribed braces for the tiny girl. The braces were provided through the center's brace fund. Soon Karen was walking between the parallel bars. Then she became adept in the use of sawhorse crutches. Today, she is walking independently with braces and one-point crutch and is she proud!

Karen is so quick thinking and so active and gay in her new independence that she is always the first to ask "Well, what are we going to do next?" when a particular play period is over. She delights in playing the role of "Little Red Riding Hood," the most popular dramatics effort staged by the children in their "free" period.

The daughter of Mr. and Mrs. Paul Fick Jr., Karen is an excellent student, attending school each day in the center's pre-school class. And she works hard during scheduled periods each week in physical, speech and occupational therapy.

Always laughing, always happy, Karen well represents the hope that is given to crippled children at the CP Center. Generous Easter Seal contributions will enable the center to extend its services to more children. The center operates through the United Fund, but equipment and building expansion is provided only through Easter Seals and other sources.

Sales Earned It

The Easter gift from the Gamma Phis of Beta Sigma Phi was earned by the young business women through fund-raising sales last



Karen Fick, four, happily represented all the children at the CP Center when she accepted a big Easter gift to the center's brace fund from Gamma Phi chapter, Beta Sigma Phi. The Easter

Seal child is the daughter of Mr. and Mrs. Paul Fick Jr. With her are Sorority members, Miss Emma Freiburger, left, and Miss Charlene Helfer, right.

Austin Statesman-United Press

Ayers Honored On Golden Date

Mr. and Mrs. Milton Ayers Sr. were honored on their golden wedding anniversary at a reception given by their daughters—Mrs. Woolsey Barron and Mrs. Howard Simons.

The reception was held at the home of Mrs. Barron, 1801 Koenig Lane. Other children attending were Webster, Jasper, and Milton Jr., all of Houston. The Ayers have 16 grandchildren and one great-grandson.

Refreshments were served to the 75 guests who called during the afternoon by the two hostesses and Mrs. Ruth McGuire, Mrs. James H. Touchstone Jr., and Mrs. Jasper Ayers of Houston. Piano and organ selections were dedicated to Mr. and Mrs. Ayers by Mrs. Tillie Siler and Woolsey Barron.

Out of town guests included Mr. and Mrs. N. M. Elliot, Mr. and Mrs. Alvin Mullinax and family, Cameron, Mr. and Mrs. Jasper Ayers and son, and Mr. and Mrs. Milton Ayers Jr. of Houston.

Ayers Clan Holds Meet

William and Mary Ayers' descendants met Sunday at Pease Park for their annual reunion. Some 125 members of the family were present.

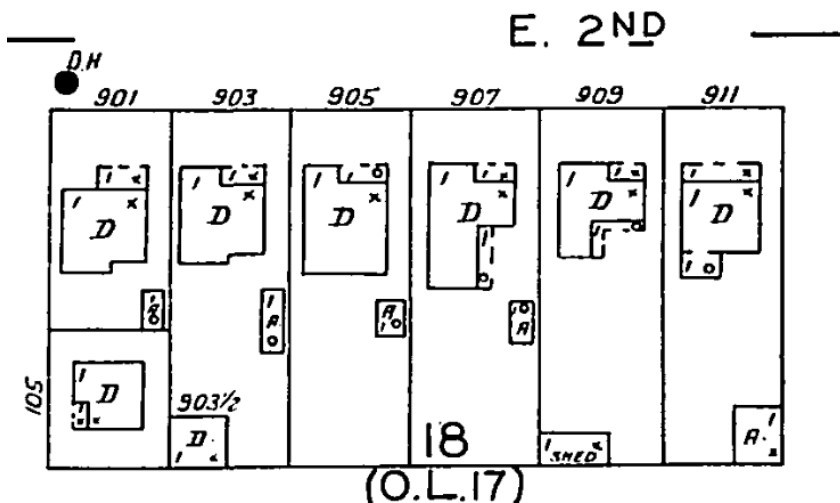
Mrs. Doris Hyatt of Candor, New York, traveled the farthest distance to attend the reunion; Milton Ayers, 75, was oldest member present; Baby Broussard, granddaughter of Jasper Ayers, was youngest; and Joy Ayers Simons had the largest family at the meet.

President Jasper Ayers was in charge of the business session. Treasury reports and minutes from the previous reunion were posted on the bulletin board of which Ella Ayers is in charge.

Members attended from Austin, Cameron, Wichita Falls, Cedar Creek, Fort Worth, Houston, Pasadena and Candor, N. Y.

The Austin Statesman, Sep 20, 1962 and Jul 23, 1963

Maps



1935 Sanborn map

Permits

LOT 10
BLK 14

WATER SERVICE PERMIT

Austin, Texas

D N° 577

Received of _____ Date 7-24-50

Address 905 E-2nd St

Amount _____ \$ pd. tap.

Plumber renewed Size of Tap 3/4"

Date of Connection 7-24-50

Size of Tap Made 3/4"

Size Service Made 1"

Size Main Tapped 6"

From Front Prop. Line to Curb Cock _____

From Prop. Line to Curb Cock _____

Location of Meter _____

Type of Box LOCK

Depth of Main in St. 26"

Depth of Service Line 1'

From Curb Cock to Tap on Main 10.5'

Checked by Engr. Dept. 8-8-50 RW.

No. Fittings	Size
1	Corp. Cock 3/4"
1	Elbow 3/4" cop. to iron EOP
	St. Elbow
	Bushing
	Reducer 3/4" cop. to 1/2"
	Pipe 1/2" cop. to 1/4"
	Lead Comp.
	Nipples
1	Union 3/4" cop. to 1/2"
	Plug
	Tee
	Stop
	Box
	Lid
	Valves
	Job No. <u>W 923-1614</u>
	Req. No. _____

INDEXED

Replaces # 5805

Brewster

Water tap permit, 7-24-50

WATER SERVICE PERMIT

Austin, Texas

E N° 36017

Received of _____ Date 1-11-62

Address 905 So. 2nd St

Amount _____ \$

Plumber _____ Size of Tap 3/4"

Date of Connection _____

Size of Tap Made 3/4"

Size Service Made 3/4" Cop

Size Main Tapped 2 1/2" 62

From Front Prop. Line to Curb Cock 3'

From N Prop. Line to Curb Cock 3'

Location of Meter FLI

Type of Box _____

Depth of Main in St. 2' INDEXED

Depth of Service Line 2'

From Curb Cock to Tap on Main 6'

Checked by Engr. Dept. _____

No. Fittings	Size
7	1" 62" 3/4"
1	Corp. Cock 3/4"
	Cop. to Iron el
	Cop. to Cop. ell
	Cop. to Iron Coupling
	Cop. to Cop. Coupling
1	Angle Stop 3/4"
	Stop
	Bushing
	Nipples
1	Service Clamp 1 1/2" 1 1/2"
	Valve
	Meter Box
	Lock Lid
	Drain Tile
	Drain Tile Lid
	Stop & Drain
	Job No. <u>W 923-1614</u>
	Foreman <u>Pierce</u>

ENTERED APR 15 1962

CHANGED TO 2" OF MAIN AND RENEWED SERVICE WITH 3/4" COPPER ON 11-22-1-100-907 Sec. D.F. # 3645

118

Water tap permit, 1-11-62