

## ZONING CHANGE REVIEW SHEET

CASE NUMBER: TBD

HLC DATE: January 24, 2022; February 28, 2022; March 28, 2022; April 25, 2022; May 4, 2022

PC DATE:

APPLICANT: Historic Landmark Commission (owner-opposed)

HISTORIC NAME: TBD

WATERSHED: Urban—Boggy Creek

ADDRESS OF PROPOSED ZONING CHANGE: 1617 New York Avenue

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

COUNCIL DISTRICT: 1

STAFF RECOMMENDATION: Staff recommends the proposed zoning change from single family residence – standard lot – neighborhood plan (SF-3-NP) to single family residence – standard lot – neighborhood plan - Historic Landmark (SF-3-NP-H) combining district zoning. Should the Commission choose not to recommend historic zoning against the owner's wishes, encourage the applicant to implement Committee feedback on the chimney design, then release the permit.

QUALIFICATIONS FOR LANDMARK DESIGNATION: The 2016 East Austin Historic Resource Survey recommends the property as eligible for landmark designation for architecture and historical associations and eligible for individual listing in the National Register of Historic Places.

HISTORIC LANDMARK COMMISSION ACTION: 1/24/2022: initiate historic zoning; 1/28/2022, 3/28/2022, 4/25/2022, 5/4/2022: consent postponement

PLANNING COMMISSION ACTION:

CITY COUNCIL ACTION:

ORDINANCE READINGS:

ORDINANCE NUMBER:

CASE MANAGER: Kalan Contreras

PHONE: 512-974-2727

NEIGHBORHOOD ORGANIZATIONS: Austin Independent School District, Austin Lost and Found Pets, Austin Neighborhoods Council, Del Valle Community Coalition, East Austin Conservancy, Friends of Austin Neighborhoods, Homeless Neighborhood Association, Kealing Neighborhood Association, Neighborhood Empowerment Foundation, Neighbors United for Progress, Organization of Central East Austin Neighborhoods, Preservation Austin, SELTexas, Sierra Club, Austin Regional Group

BASIS FOR RECOMMENDATION: The 2016 East Austin Historic Resource Survey recommends the property as eligible for landmark designation and eligible for individual listing in the National Register of Historic Places.

**Architecture:** The building is a good example of Folk Victorian architecture. It is a one-story house with partial-width porch supported by Classical columns, 1:1 screened windows, cross-gabled roof capped with replacement standing-seam metal, decorative shingles at gable end, horizontal wood siding, and entrance with transom and sidelights.

**Historical Associations:** The 2016 East Austin Historic Resource Survey determined that the building is associated with historic African American settlement patterns in Austin. City directories indicate that the home at 1617 New York Avenue was first continuously occupied in the early 1900s, though an 1889 directory lists a potential first owner as Thomas Ing, a piano dealer. The building's Folk Victorian styling is consistent with similar properties constructed at the end of the 19<sup>th</sup> century. By 1912, the home was occupied by Andrew Coleman, a driver, and owned by Thomas and Lula Overton. Thomas Overton worked as a porter for E. M. Scarbrough and Sons, where Lula Overton worked as a maid. By the 1920s, Thomas had taken a job with the E. L. Steck Company and married Bessie Van Zant, who worked as a cook. Thomas Overton

remained with E. L. Steck until his death in 1958. Maude Doxie Overton, his wife, remained in the home after his death until at least 1959.

PARCEL NO.: 0208091009

LEGAL DESCRIPTION: N92FT OF LOT 31 BLK 9-10 OLT 57 DIV B PATTERSON J H

ESTIMATED ANNUAL TAX ABATEMENT: \$5,861.60 (owner-occupied); city portion: \$1,667.15

APPRAISED VALUE: \$ 572,702

PRESENT USE: Residence

INTEGRITY: High. Porch steps modified; rear lean-to added

PRESENT OWNERS:

BUCKLEY PATRICK & MARGARET A GOEN  
1617 NEW YORK AVE AUSTIN TX USA 78702-2017

DATE BUILT: ca. 1889

ORIGINAL OWNER(S): Thomas J. Ing, Thomas and Bessie Overton

OTHER HISTORICAL DESIGNATIONS: None

**HISTORIC LANDMARK COMMISSION**  
**DEMOLITION AND RELOCATION PERMITS**  
**MARCH 28, 2022**  
**PR-2021-195456; GF-2021-205513**  
**1617 NEW YORK AVENUE**

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## **PROPOSAL**

Add a chimney to a ca. 1889-1910 building.

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## **PROJECT SPECIFICATIONS**

- 1) Add a brick chimney to the west elevation.

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## **ARCHITECTURE**

One-story Folk Victorian house with partial-width porch supported by Classical columns, 1:1 screened windows, cross-gabled roof capped with replacement standing-seam metal, decorative shingles at gable end, horizontal wood siding, and entrance with transom and sidelights.

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## **RESEARCH**

City directories indicate that the home at 1617 New York Avenue was first continuously occupied in the early 1900s, though an 1889 directory lists a potential first owner as Thomas Ing, a piano dealer. The building's Folk Victorian styling is consistent with similar properties constructed at the end of the 19<sup>th</sup> century. By 1912, the home was occupied by Andrew Coleman, a driver, and owned by Thomas and Lula Overton. Thomas Overton worked as a porter for E. M. Scarbrough and Sons, where Lula Overton worked as a maid. By the 1920s, Thomas had taken a job with the E. L. Steck Company and married Bessie Van Zant, who worked as a cook. Thomas Overton remained with E. L. Steck until his death in 1958. Maude Doxie Overton, his wife, remained in the home after his death until at least 1959.

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## **DESIGN STANDARDS**

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:

### *Residential additions*

#### 8. Chimneys

The proposed chimney is somewhat compatible—though it uses appropriate materials, its placement on the existing house will make it difficult to differentiate from the original historic material and will require removal and replacement of a historic window at the gable end, changing the historic fenestration pattern.

### *Summary*

The project somewhat meets the applicable standards.

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## **PROPERTY EVALUATION**

The 2016 East Austin Historic Resource Survey recommends the property as eligible for landmark designation and eligible for individual listing in the National Register of Historic Places.

### *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 determined that the building is associated with historic African American settlement patterns in Austin.
  - 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**

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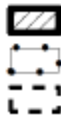
Relocate the chimney to avoid disrupting the existing gable end and window. Retain the historic-age window for later replacement.

#### **STAFF RECOMMENDATION**

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Should the Commission choose not to recommend historic zoning, encourage the applicant to implement Committee feedback, then release the permit.

## LOCATION MAP



SUBJECT TRACT  
PENDING CASE  
ZONING BOUNDARY

1" = 250'

### NOTIFICATIONS

CASF# GF 21-205513

LOCATION: 1617 NEW YORK 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.





## PROPERTY INFORMATION

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### *Photos*



*Google Street View, 2020*











*Applicant, 2022*

*Occupancy History*

City Directory Research, December 2021

1959	Maud Overton, owner (widow of Tom) Maid
1957	Tom J. and Maud Overton, owners
1955	Tom J. and Maud Overton, owners
1952	Thomas and Maude Overton, owners
1949	Thomas Overton, owner Fred Roberts, renter Porter, LCRA
1947	Thomas and Bessie Overton, owners Janitor, Steck Co.
1944	Thomas and Bessie Overton, owners
1941	Thomas and Bessie Overton, owners Janitor, Steck Co.
1939	Thomas and Bessie Overton, owners Porter
1937	Thomas and Bessie Overton, owners
1935	Bessie and Thomas Overton, owners Waitress
1932	Thomas and Bessie Van Zant Overton, owners Porter, The Steck Co.



Cook, YWCA cafeteria

1929 Thomas and Bessie Overton, owners  
Porter, Steck Co.  
Cook, YWCA cafeteria

1927 Bessie and Thomas Overton, owners  
Cook

1924 Thomas and Bessie Overton, owners  
porter, E. L. Steck Co.  
Cook, 1800 Lavaca

1920 Ashton and Maud Plummer, renters  
Laborer  
Thomas J. and Lula M. Overton, owners

1918 Thomas J. and Lula M. Overton, owners  
Porter, E.M. Scarbrough & Sons  
Maid, E.M. Scarbrough & Sons

1914 Andrew Coleman, renter  
Thomas Overton, owner

1912 Andrew B. Coleman  
Driver, Nelson Davis & Co.

1910 Address not listed 1910-1891

1889 Thomas J. Ing  
Dealer in pianos and organs

*Permits*

*on Sec Maps Survey*  
CONNECTING CHARGE \$ 12.00 No. ✓77706

**APPLICATION FOR SEWER CONNECTION.**

Austin, Texas. 11-23 1927

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 Tom Overton  
at 1617 New York Ave Street  
Lot 31 - B1K.10  
which place is to be used as a residence

In this place there are to be installed 4 fixtures.

I agree to pay the City Sewer Department the regular ordinance  
charge.

Respectfully, Tom Overton  
Boon One

*Sewer service permit, 1927*

# WATER SERVICE PERMIT E N<sup>o</sup> 24874 Austin, Texas

Received of \_\_\_\_\_ Date \_\_\_\_\_  
 Address 1617 New York Ave.  
 Amount No taps. Record - Renew if not copper  
 Plumber \_\_\_\_\_ Size of Tap \_\_\_\_\_  
 Date of Connection \_\_\_\_\_  
 Size of Tap Made 3/4"  
 Size Service Made 3/4"  
 Size Main Tapped 6" C.  
 From Front Prop. Line to Curb Cock 7'  
 From E Prop. Line to Curb Cock 20'  
 Location of Meter CURB  
 Type of Box NO COCK  
 Depth of Main in St. 3'  
 Depth of Service Line 3'  
 Front INDEXED Tap on Main 6'  
 Checked by Engr. Dept. 10-31-67

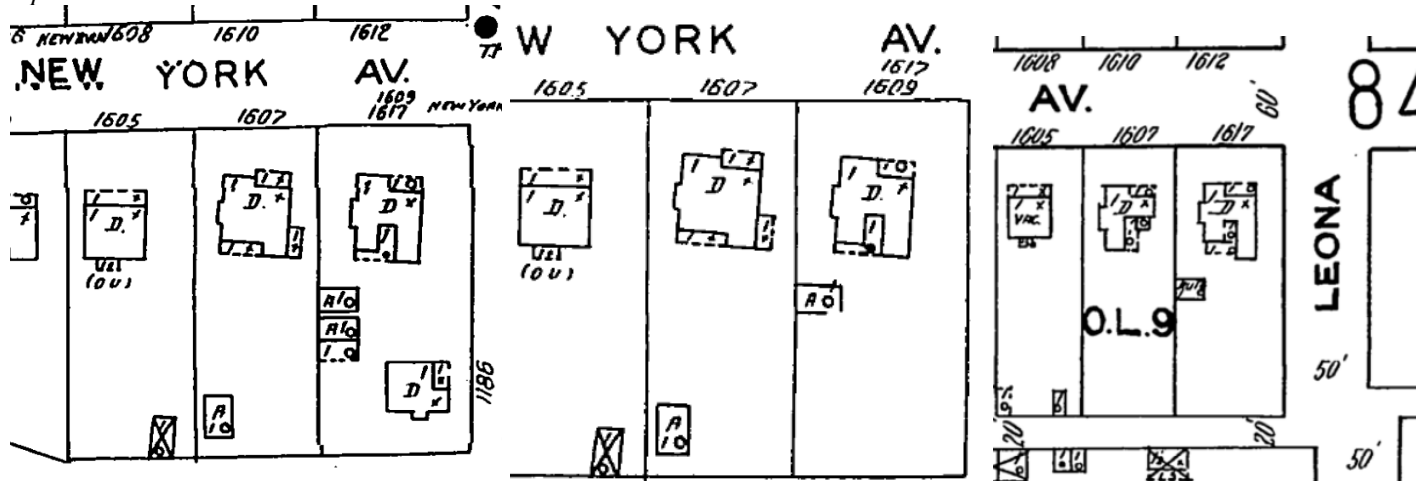
No. Fittings	Size	Stop	Bushing	Nipples	Service Clamp	Valve	Meter Box	Lock Lid	Drain Tile	Drain Tile Lid	Stop & Drain	Job No.
10' Pipe	3/4" COP	1" Corp. Cock	1" Cop. to Iron ell	1" Cop. to Cop. ell	1" Cop. to Iron Coupling	1" Cop. to Cop. Coupling	1" Angle Stop	1" Stop	1" Bushing	1" Nipples	1" Service Clamp	1" Valve
												11-3-23-507

## Water service permit

OWNER Thomas Overton ADDRESS 1617 New York Avenue  
 PLAT 36 LOT 31 BLK 10  
 SUBDIVISION C. R. John's Addition  
 OCCUPANCY Residence  
 BLD PERMIT # 101934 DATE 1-7-67 OWNERS ESTIMATE 1,774.00  
 CONTRACTOR Elvin Brown NO. OF FIXTURES \_\_\_\_\_  
 WATER TAP REC # \_\_\_\_\_ SEWER TAP REC # \_\_\_\_\_  
 Repair Frame Residence \_\_\_\_\_

## Building permit, 1967

### Maps



Sanborn maps: 1962, 1935, 1922

### Biographical Information



Photo: [Findagrave.com](http://Findagrave.com)

227-10-1 227-1-0

CERTIFICATE OF DEATH 260 X 19

STATE OF TEXAS STATE FILE NO. 18687

260

1. PLACE OF DEATH  
a. COUNTY **Travis**  
b. CITY OR TOWN (If outside city limits, give precinct no.) **Austin**  
c. LENGTH OF STAY in 1 b.  
d. NAME OF (If not in hospital, give street address) HOSPITAL OR INSTITUTION **1617 New York Ave.**  
e. IS PLACE OF DEATH INSIDE CITY LIMITS? YES ☒ NO ☐

2. USUAL RESIDENCE (Where deceased lived. If institution: residence before admission)  
a. STATE **Texas** b. COUNTY **Travis**  
c. CITY OR TOWN (If outside city limits, give precinct no.) **Austin**  
d. STREET ADDRESS (If rural, give location) **1617 New York Ave.**  
e. IS RESIDENCE INSIDE CITY LIMITS? YES ☒ NO ☐ f. IS RESIDENCE ON A FARM? YES ☐ NO ☒

3. NAME OF DECEASED (Type or print)  
(a) First **Tom** (b) Middle **Overton** (c) Last  
4. DATE OF DEATH **March 16, 1958**

5. SEX **Male** a. COLOR OR RACE **Negro** b. MARRIAGE STATUS: Married ☒ Never Married ☐ Widowed ☐ Divorced ☐  
8. DATE OF BIRTH **April 1, 1889** 9. AGE (In years last birthday) **68** IF UNDER 1 YEAR: Months **11** Days **15** IF UNDER 24 HRS: Hours **15** Minutes  
10a. USUAL OCCUPATION (Give kind of work done during most of working life, even if retired) **Laborer** 10b. KIND OF BUSINESS OR INDUSTRY  
11. BIRTHPLACE (State or foreign country) **Travis County, Texas** 12. CITIZEN OF WHAT COUNTRY? **U.S.A.**

13. FATHER'S NAME **Henry Overton Sr.** 14. MOTHER'S MAIDEN NAME **Lucy Cruse**  
15. WAS DECEASED EVER IN U.S. ARMED FORCES? (Yes, no, or unknown) **Unknown** (If yes, give war or dates of service) **Unknown** 16. SOCIAL SECURITY NO. **Unknown** 17. INFORMANT **Mrs Maude Overton**

118. CAUSE OF DEATH (Enter only one cause per line for 1st, 2nd, and 3rd)

Death certificate: [Ancestry.com](https://www.ancestry.com)

#### Marriage Licenses.

Marriage licenses were issued yesterday by the county clerk to William Daly and Fanny Burke, Tom Overton and Lula Franklin, W. K. Deats and Frankie Bustlin, Andrew Wright and Elliza Davis.

*The Austin Statesman (1902-1915); Apr 6, 1905*

## Officer Stubbs Gets Nose Broken in Smash

W. H. Stubbs, city policeman, nursed a broken nose Saturday.

He and Officer W. R. Vinson both were considerably shaken up when the police car in which they were patrolling collided early Friday night with a sedan driven by Tom Overton, 1617 New York street, at the intersection of Red River and Seventh streets.

Motorcycle Officer W. M. Stuart also collided with an automobile early Friday night, and his machine was slightly damaged.

#### MARRIAGE LICENSES ISSUED (Limberg, Clerk)

Ishmal P. Thomas and Annie Mae Starr.

Sydney E. Smith and M. C. Silver Collins.

John B. Morrison and Stella H. Robinson.

Melton Truett Avant and Francis Louise Johnson.

James Clifford Norred and Ava Jewell Futrell.

Tom Overton and Maud Johnson.

*The Austin Statesman (1921-1973); Dec 3, 1927 and Sep 30, 1949*



# Yule Program Due At Miller Auditorium

A Christmas program featuring spirituals, carols and selections from Handel's Messiah, will be presented at Doris Miller Auditorium at 7:45 p. m. Friday.

This marks the 13th annual program presented by Rosewood Community Center and Austin Recreation Department, Mrs. Catherine Lamkin, program director of the center, said. Choirs from three Austin churches and the Huston-Tillotson Choir will sing special selections.

An organ prelude by Nathaniel Williams, director of Huston-Tillotson choir, will open the program. Next will be a candlelight procession of the choirs. The Rev. Zan W. Holmes, pastor of Simpson Methodist Church, will lead the invocation.

The Huston-Tillotson Choir will sing "Carol of the Drum," "Jingle

Bells" and "Rockin' Jerusalem." The Daxid Chapel Baptist Choir, led by Mrs. Doris King, will sing "Magnify the Lord" and "Glory Hallelujah."

Miss Juanita Van Dyke, music teacher at Blackshear Elementary School, will lead the combined choirs and the audience in "Go Tell It on the Mountain" and "Joy to the World."

Following group singing, teenagers from Rosewood Center will present "Portraits from the Christmas Story," narrated by Lawrence Von Wicks. Wesley Chapel Methodist Church Choir, led by Williams, will sing three selections from the Messiah—"And the Glory of the Lord," "For Unto Us a Child Is Born," and "Hallelujah Chorus." Mrs. Thelma Slider will sing the solo, "Come Unto Me."

Ebenezer Baptist Choir, led by Mrs. Virgie Carrington DeWitty, will sing an original cantata written by Mrs. DeWitty. Soloists will be Hige Russell, tenor; Mrs. Maude Overton, contralto; and Mrs. Robert L. Wroe, soprano.

*The Austin Statesman (1921-1973); Dec 16, 1954*

## Tom Overton Funeral Set

Funeral services will be held Wednesday at 4 p.m. at Ebenezer Baptist Church for Tom Overton, longtime resident of Travis County and for many years an employee of E. L. Steck Company, who died at his residence, 1617 New York Avenue early Sunday, following a heart attack.

The Rev. Robert L. Rowe will officiate.

Overton is survived by his widow, Mrs. Maude Overton, and a brother, Henry Overton.

*The Austin Statesman (1921-1973); Mar 18, 1958*