

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2022-0072

HLC DATE: May 4, 2022; June 1, 2022 PC DATE: June 28, 2022 CC Date: July 28, 2022

APPLICANT: Historic Landmark Commission (owner-opposed)

HISTORIC NAME: Carlson-Colunga House

WATERSHED: Urban—Waller Creek

ADDRESS OF PROPOSED ZONING CHANGE: 902 E. 7th Street

ZONING CHANGE: TOD-NP to TOD-H-NP

COUNCIL DISTRICT: 1

STAFF RECOMMENDATION: Staff recommends the proposed zoning change from transit-oriented development-neighborhood plan (TOD-NP) to transit-oriented development-neighborhood plan-historic landmark (TOD-H-NP) combining district zoning.

QUALIFICATIONS FOR LANDMARK DESIGNATION: The 2016 East Austin Historic Resource Survey recommends the property as eligible for designation as a local landmark for architecture and historical associations, individually eligible for listing in the National Register of Historic Places, and contributing to potential local and National Register historic districts.

HISTORIC LANDMARK COMMISSION ACTION: **May 4, 2022:** initiate historic zoning based on architecture and historical associations (Koch, Little; 7-0). **June 1, 2022:** recommend historic zoning based on survey findings of architecture and historical associations (Koch, Valenzuela; 10-0).

PLANNING COMMISSION ACTION: **June 28, 2022:** recommend historic zoning

CITY COUNCIL ACTION:

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, El Concilio Mexican-American Neighborhoods, Friends of Austin Neighborhoods, Greater East Austin Neighborhood Association, Guadalupe Association for an Improved Neighborhood, Guadalupe Neighborhood Development Corporation, Homeless Neighborhood Association, Neighborhood Empowerment Foundation, Neighbors United for Progress, Organization of Central East Austin Neighborhoods, Plaza Saltillo TOD Staff Liaison, Preservation Austin, SELTexas, Sierra Club, Austin Regional Group, Waterloo Greenway

DEPARTMENT COMMENTS: The 2016 East Austin Historic Resource Survey recommends the property as eligible for designation as a local landmark, individually eligible for listing in the National Register of Historic Places and contributing to potential local and National Register historic districts.

BASIS FOR RECOMMENDATION:

§ 25-2-352(3)(c)(i) Architecture. *The property embodies the distinguishing characteristics of a recognized architectural style, type, or method of construction; exemplifies technological innovation in design or construction; displays high artistic value in representing ethnic or folk art, architecture, or construction; represents a rare example of an architectural style in the city; serves as an outstanding example of the work of an architect, builder, or artisan who significantly contributed to the development of the city, state, or nation; possesses cultural, historical, or architectural value as a particularly fine or unique example of a utilitarian or vernacular structure; or represents an architectural curiosity or one-of-a-kind building.*

According to the East Austin Historic Resource Survey, the building is a good example of Folk Victorian architecture. 902 E. 7th Street is a one-story L-plan Folk Victorian house clad in horizontal wood siding, with a metal cross-gabled roof and brick chimney. Its wood windows are 2:2 and transom, with operable shutters. Its door is also beneath a transom light. The partial width inset porch is supported by turned posts atop squared balusters and includes a jig-sawn and spindlework frieze and matching jig-sawn brackets. The lot is terraced, with a stone staircase matching the foundation skirting leads to a set of concrete steps to the street from atop the concrete retaining wall.

§ 25-2-352(3)(c)(ii) Historical Associations. *The property has long-standing significant associations with persons, groups, institutions, businesses, or events of historic importance which contributed significantly to the history of the city, state, or nation; or represents a significant portrayal of the cultural practices or the way of life of a definable group of people in a historic time.*

According to the East Austin Historic Resource Survey, the property is associated with residential development patterns in the area. The house was built between 1903 and 1906 by contractors Victor and Carl Carlson, Swedish immigrants to Texas.¹ Between 1906 and 1909, the property was rented to railway motorman August Lindahl, also of Swedish descent. The property was vacant in 1912, but by 1914, the Shipp family occupied the home. Jasper Shipp worked as a contractor, Dewey Shipp worked as a foreman, Nellie Shipp as a bookkeeper, and Madison Shipp as an insurance salesman; youngest sister Nina Shipp was a student.

After the Shipp's departure, a variety of short-term renters—most with middle- and working-class occupations—lived at 902 E. 7th. In the early 1930s, Librada Reyes Colunga began renting the house with her family. Daughters Noemi Colunga, listed as the property owner in City directories, and Genoveva Colunga Martinez lived there until at least 1970.² Noemi Colunga worked as a laundress, maid, and public-school janitor. In the early twentieth century, the Colungas also hosted younger relatives Alicia and Berta while they attended the University of Texas.

In 1943, Noemi Colunga filed a petition for U. S. citizenship, as she and her mother were originally Mexican citizens. Librada Reyes Colunga³ died shortly after in 1949. Genoveva Martinez Colunga passed in 1970,⁴ followed by Noemi Colunga in 1977.⁵

PARCEL NO.: 0206050221

LEGAL DESCRIPTION: LOT 9 BLK 4 OLT 1 DIV B ROBERTSON S & L M SOUTH PART

ESTIMATED ANNUAL TAX ABATEMENT: \$4,921.53 total (non-homestead, no cap); city portion: \$1,727.77

APPRAISED VALUE: \$1,080,333

PRESENT USE: Rental property

DATE BUILT: ca. 1903-06

INTEGRITY: Moderate to high. The original 2:2 windows at the main façade were replaced with undivided and 1:1 windows in 2020, and historic-age screens appear missing, though shutters appear intact. Existing window openings do not appear to have been significantly modified.

PRESENT OWNERS: RPC East 7th St LLC
1705 S Capital of Texas Hwy 400
Austin, TX 78746

ORIGINAL OWNER(S): Victor and Carl Carlson

OTHER HISTORICAL DESIGNATIONS: None

¹ "DEATHS IN AUSTIN." The Austin Statesman (1902-1915), Oct 31, 1904.

² "Deaths and Funerals." 1970. The Austin Statesman (1921-1973), Dec 14, 30.

³ Obituary." 1949. The Austin Statesman (1921-1973), Aug 01, 11.

⁴ "Deaths and Funerals." 1970. The Austin Statesman (1921-1973), Dec 14, 30.

⁵ Deaths and Services." The Austin American Statesman (1973-1980), Aug 01, 1977, Evening ed.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: GF 22-047410
LOCATION: 902 E 7TH STREET

1" = 250'

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.

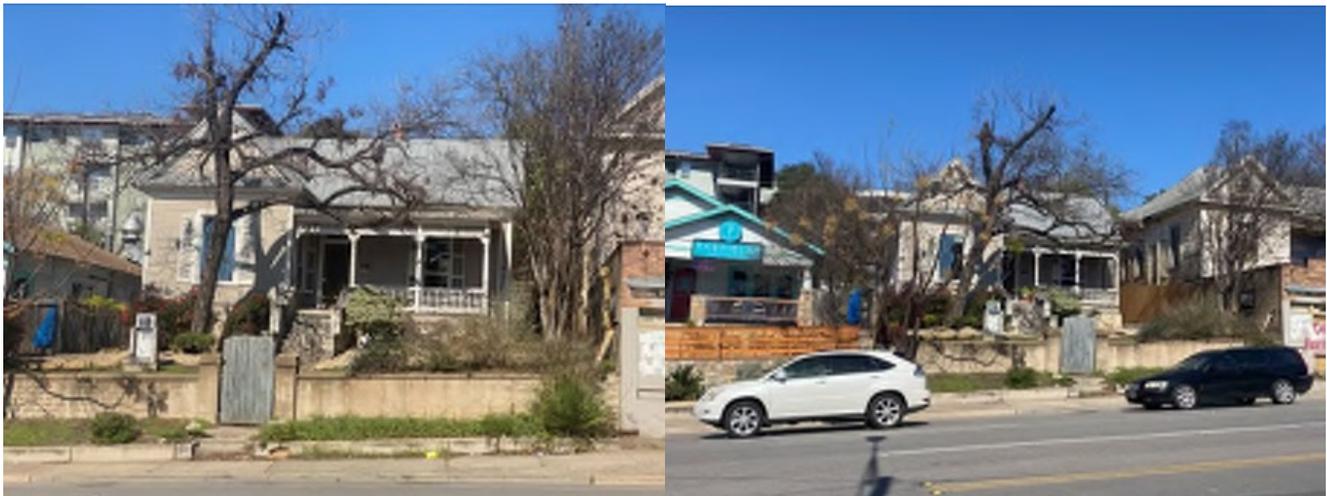


PROPERTY INFORMATION

Photos



Google Street View, 2022



Applicant, 2022



Zillow.com, https://www.zillow.com/homedetails/902-E-7th-St-Austin-TX-78702/306640412_zpid/



Loopnet.com, <https://www.loopnet.com/Listing/902-E-7th-St-Austin-TX/15412540/>



Texas Historical Commission. [Historic Property, Photograph 3491-07], photograph, Date Unknown; (<https://texashistory.unt.edu/ark:/67531/metaph968071/m1/1/?q=%22902%20e%207th%22>: accessed April 15, 2022), University of North Texas Libraries, The Portal to Texas History, <https://texashistory.unt.edu>; crediting Texas Historical Commission.



Texas Historical Commission. [Historic Property, Photograph 3491-02], photograph, Date Unknown; (<https://texashistory.unt.edu/ark:/67531/metaph960046/m1/1/?q=%22902%20e%207th%22>: accessed April 15, 2022), University of North Texas Libraries, The Portal to Texas History, <https://texashistory.unt.edu>; crediting Texas Historical Commission.



Texas Historical Commission. [Historic Property, Photograph 3491-08], photograph, Date Unknown; (<https://texashistory.unt.edu/ark:/67531/metaph970097/m1/1/?q=%22902%20e%207th%22>: accessed April 15, 2022), University of North Texas Libraries, The Portal to Texas History, <https://texashistory.unt.edu>; crediting Texas Historical Commission.



Texas Historical Commission. [Historic Property, Photograph 3358-17], photograph, September 1, 1984; (<https://texashistory.unt.edu/ark:/67531/metaph970947/m1/1/?q=%22902%20e%207th%22>: accessed April 15, 2022), University of North Texas Libraries, The Portal to Texas History, <https://texashistory.unt.edu>; crediting Texas Historical Commission.



Texas Historical Commission. [Historic Property, Photograph 3491-01], photograph, Date Unknown; (<https://texashistory.unt.edu/ark:/67531/metaph959373/m1/1/?q=%22902%20e%207th%22>: accessed April 15, 2022), University of North Texas Libraries, The Portal to Texas History, <https://texashistory.unt.edu>; crediting Texas Historical Commission.



Texas Historical Commission. [Historic Property, Photograph 3491-03], photograph, Date Unknown; (<https://texashistory.unt.edu/ark:/67531/metaph963292/m1/1/?q=%22902%20e%207th%22>: accessed April 15, 2022), University of North Texas Libraries, The Portal to Texas History, <https://texashistory.unt.edu>; crediting Texas Historical Commission.



Texas Historical Commission. [Historic Property, Photograph 3491-05], photograph, Date Unknown; (<https://texashistory.unt.edu/ark:/67531/metaph963951/m1/1/?q=%22902%20e%207th%22>: accessed April 15, 2022), University of North Texas Libraries, The Portal to Texas History, <https://texashistory.unt.edu>; crediting Texas Historical Commission.



Texas Historical Commission. [Historic Property, Photograph THC_06-0333], photograph, Date Unknown; (<https://texashistory.unt.edu/ark:/67531/metaph672261/m1/1/?q=%22902%20east%207th%22>: accessed April 15, 2022), University of North Texas Libraries, The Portal to Texas History, <https://texashistory.unt.edu>; crediting Texas Historical Commission.



2016 East Austin Historic Resource Survey; HHM, Inc.

Occupancy History

City Directory Research, March 2022

- 1959 Miami Colunga, owner
 Genoveva Martinez
- 1957 Noemi Colunga, owner
 Employee, public school
- 1955 Noemi Colunga, owner
 Janitor, University Jr High
- 1952 Noemi Colunga, owner
- 1949 Noemi Colunga, owner
 Maid
- 1947 Noemi Colunga, owner
 Employee, public school
 Mrs. Librada Colunga
 Genoveva Martinez
- 1944 Noemi Colunga, owner
 Presser, George Wesley
 Librada R. Colunga
- 1941 Neomi Colunga, owner
 Mangle operator, AL & DC Co.
 Genevieve Colunga
 Berta Colunga
 Student at the University of Texas
 Alicia Colunga
 Student
- 1939 Noemi Colunga, owner
 Operator, L & D Co.
 Genoveva Colunga
 Alice Colunga
 Student at the University of Texas
 Librada Colunga (widow of Refugio)
- 1937 Noemi Colunga, owner

Employee, Austin Laundry & Dry Cleaner

1935 Librada Reyes, renter

1932 Librada Reyes, renter

1929 Emilio and Maria J. Davila, renters
Jeweler, The Atco Co.
Olivia Hernandez, renter

1924 Joseph J. and Lillian Badaracco, renters

1920 Andrew T. Scott, renter
Mill hand, Nalle & Co.

1918 Ernest W. and Lillie Drennan, renters
Vulcanizer, Austin Double Tread Tire Co.

1916 Jasper A. Shipp
Contractor
Madison A. Shipp
Salesman
Nellie Shipp
Bookkeeper
Nina Shipp
Student
O. Dewey Shipp
Student

1914 Dewey O. Shipp
Foreman
Madison A. Shipp
Insurance agent
Nellie J. Shipp
Bookkeeper
Nina Shipp
Student

1912 Vacant

1909 August Lindahl
Motorman, Austin El. Railway Co.

1906 Claus August Lindahl
Motorman
Carl Carlson
Contractor and builder
Victor G. Carlson
Contractor

Note: Charles and Victor Carlson, proprietors of Carlson Brothers general contractors and builders, and Mandy Carlson, widow of Gustav Carlson, are listed as residing at their office at 1006 E. 7th Street in the directory cross-reference.

1903 Address not listed
Victor, Gustav, and Charles Carlson, contractors, at 1006 E. 7th.

Permits

SANITARY SEWER SERVICE PERMIT
Austin, Texas

No. 2042 *A*

Received of _____ Date 2/28/1914

Address 902 E. 7th.

Amount _____ \$ _____

Builder or Owner _____ Plumber _____

Lot 9 Block _____ Subdivision _____ Plat No. _____

Date of Connection _____

Sewer service permit, 1914

WATER SERVICE PERMIT
Austin, Texas

E N^o 21761

Received of _____ Date 7-24-58

Address 901 E. 7th. Street

Amount _____ \$ pd. tap.

Plumber _____ Size of Tap _____

Date of Connection _____

Water service permit, 1958

Historical information

Carl G. Carlson.

Carl G. Carlson, aged 51 years, a well known cabinet maker, died yesterday morning at 7:30 o'clock at the residence, 1096 East Seventh street, after a lingering illness. He was well known in Austin, having lived here many years, being connected with the different lumber companies here. The funeral will be held this afternoon at 3:30 o'clock from the Swedish Methodist Episcopal church and the remains will be interred in the City cemetery.

"DEATHS IN AUSTIN." The Austin Statesman (1902-1915), Oct 31, 1904.

MORTUARY.

DEWEY SHIPP.

Dewey Shipp, formerly of Austin, died at Kansas City Nov. 2. He is survived by his father, J. A. Shipp; two sisters, Misses Nell and Nina Shipp, and three brothers, Tom, Dawson and Earl. Interment will be at Poteau, Okla.

Nine File Petitions For Citizenship

Nine Central Texas residents have filed petitions for U. S. citizenship in the past 30-day period, U. S. district court records showed Friday.

The petitioners, their present addresses, and the countries of their former residence are as follows: Antonia Marie Kahanek, Granger, Czechoslovakia; Naomi Colunga, 902 East Seventh, Mexico; Manfred Fritz Rosenbusch, 500 West 17th Germany; Fannie Shaikevitz, 613 West 24 1-2, Russia; Luciano Torrez Cruz and Jose Carrasco Cruz, Lockhart, Mexico; Brunhilde Hedwig Frithlof, 103 East 14th, Germany; John Gallagher, Lampasas, Ireland; and Juan Aguilar, Bastrop, Mexico.

"MORTUARY." *The Statesman* (1916-1921), Nov 04, 1917.

"Nine File Petitions for Citizenship." 1943. *The Austin Statesman* (1921-1973), Oct 15, 18.

MISS GENOVEVA MARTINEZ

Miss Genoveva Martinez, of 902 E. 7th St., died in a local hospital Monday. She was a member of the Salvation Army Church.

Survivors include a sister, Miss Noemi Colunga of Austin; two brothers, Refugio Colunga and Jaime Colunga, both of Dilley.

Funeral services are pending at Cook Funeral Home.

MRS. LIBRADA R. COLUNGA

Mrs. Librada Reyes Colunga died at her residence, 902 East Seventh Street, Sunday morning. Survivors are two daughters, Mrs. Genoveva Martinez and Miss Noemi Colunga, both of Austin; two sons, Refugio Colunga and Jaime Colunga of Dilley and a brother, Pablo Reyes. Funeral services were held Monday afternoon at the residence with the Rev. Isaac Perez officiating. Pallbearers were Humberto Colunga, Jesus Colunga, Felipe Colunga, Ramiro Colunga, Jose Salinas of Corpus Christi and Ricardo Lozano of San Antonio. Burial was in Memorial Park.

"Deaths and Funerals." 1970. *The Austin Statesman* (1921-1973), Dec 14, 30.

"Obituary." 1949. *The Austin Statesman* (1921-1973), Aug 01, 11.

COLUNGA, Miss Noemi, 82, 902 E. 7th St., died Sunday. Services 10 a.m. Tuesday at Cook-Walden Funeral Home. Survivors: brother, Refugio Colunga Dilley; several nieces and nephews.

"Deaths and Services." *The Austin American Statesman* (1973-1980), Aug 01, 1977, Evening ed.