

ZONING CHANGE REVIEW SHEET

CASE NUMBER: TBD

HLC DATE: August 2, 2023 PC DATE: TBD CC Date: TBD

APPLICANT: Historic Landmark Commission (owner-opposed)

HISTORIC NAME: 608 E. 3rd Street

WATERSHED: Waller Creek

ADDRESS OF PROPOSED ZONING CHANGE: 608 E. 3rd Street

ZONING CHANGE: CBD to CBD-H

COUNCIL DISTRICT: 9

STAFF RECOMMENDATION: Consider whether the building sufficiently meets the criteria for designation; if so, recommend historic zoning. Should the Commission choose to release the relocation permit, require completion of an archaeological investigation that meets state standards per the 2016 Commission motion, as well as completion of a City of Austin Documentation Package with measured drawings following the standards of the [Historic American Buildings Survey](#).

QUALIFICATIONS FOR LANDMARK DESIGNATION: Architecture and community value

HISTORIC LANDMARK COMMISSION ACTION:

2016: Move to release the permit for relocation of 606 and 608 E. 3rd Street across Third Street upon the conditions that: 1) the applicant and owner complete an archaeological investigation that met state standards, 2) the applicant committed to restoring the two relocated homes, 3) the relocated houses were oriented toward Third Street, 4) the two relocated structures were protected with a covenant or zoned historic, and 5) the HLC approve a Certificate of Appropriateness for the relocation of the Wedding House (604 E. 3rd St., C14H-1979-0010-b) prior to permit release.

2022: Move to postpone the public hearing to allow the applicant to pursue relocation options that did not remove the house from its historic context or add an anachronistic building to the historic district.

7/5/23: Move to initiate historic zoning based on architecture and community value.

PLANNING COMMISSION ACTION:

CITY COUNCIL ACTION:

CASE MANAGER: Kalan Contreras, 512-974-2727

NEIGHBORHOOD ORGANIZATIONS: Austin Independent School District, Austin Lost and Found Pets, Austin Neighborhoods Council, City of Austin Downtown Commission, Downtown Austin Alliance, Downtown Austin Neighborhood Assn. (DANA), El Concilio Mexican-American Neighborhoods, Friends of Austin Neighborhoods, Greater East Austin Neighborhood Association, Homeless Neighborhood Association, Lower Waller Creek, Neighborhood Empowerment Foundation, Preservation Austin, Red Line Parkway Initiative, SELTexas, Sierra Club, Austin Regional Group, Tejano Town, Waller District Staff Liaison, Waterloo Greenway

DEPARTMENT COMMENTS: The 2010 Waller Creek historic resource survey lists the property as eligible for NRHP listing.

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.

The building is a good example of a hall-and-parlor house in the National Folk style. 608 E. 3rd Street is a single-story dwelling with a full-width independent front porch with a cross-stick railing design and a metal roof. It has a side-gabled roof and wood exterior sheathing with a balanced, symmetrical front façade composed of a single-entry wooden door flanked by 4:4 windows.¹

§ 25-2-352(3)(c)(iv) Community Value. *The property has a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, a neighborhood, or a particular group.*

While the property does not appear to have specific historical associations, it provides insight into the changing patterns of Austin's housing history as an example of the housing style, type, location, and conditions of lower- to middle-income Austinites during the early twentieth century. A 2015 staff report by Historic Preservation Officer Steve Sadowsky describes the home's history as follows:

The house at 608 E. 3rd Street appears to date from an earlier time than the house at 606 E. 3rd Street; it is also a more modest dwelling. It appears on the 1894 Sanborn map as well as the 1900 map as a simple box with a full-width front porch. The maps of 1935 and 1961 show that additions were made to the back of the house, but the original look and façade of the house retain their historic appearance. Unlike 606 E. 3rd Street, which was maintained by the same family for generations, this house has been a rental unit for most of its existence. Although staff believes that the house dates from the 1880s because of its architectural characteristics, city directory research only goes to 1903...The house was rented by a series of working-class families in the early 1900s, including a waiter, a cook, barbers, a clerk at a news and cigar parlor, an electrician, and a beer truck driver. Several of the early tenants were of German heritage, dovetailing with the German family who owned the store and houses at the corner of 3rd and Red River Street at the turn of the 20th century. In the mid-1950s, Mabel Walker, the owner of the Walker Rest Home next door at now-demolished houses just to the east, lived here for a short time. Like the house next door, it was vacant for a short period in the early 1980s, then became a commercial property, housing an interior design firm.²

PARCEL NO.: 0204041403

LEGAL DESCRIPTION: LOT 3 BLOCK 035 ORIGINAL CITY

PARCEL NO.: 0204041403

LEGAL DESCRIPTION: LOT 3 BLOCK 035 ORIGINAL CITY

APPRAISED VALUE: \$3,559,867(2023); \$2,859,000 (2022)

ESTIMATED ANNUAL TAX EXEMPTION:

Land Value (2022)*	Improvement Value (2022)*	Exemptions				
		AISD	COA	TC	TC Health	ACC
\$2,826,240	\$32,760	\$3,602.41	\$3,345.04	\$2,300.68	\$713.43	\$0.00
Total Exemption:						\$9,961.56

*2023 itemized values not available

DATE BUILT/PERIOD OF SIGNIFICANCE: ca. 1880s

INTEGRITY/ALTERATIONS: High. The building has been restored and most existing alterations appear to have been constructed during the historic period.

PRESENT OWNERS: MANCHESTER TEXAS FINANCIAL GROUP LLC, 101 RED RIVER ST AUSTIN 78701

ORIGINAL OWNER(S): Unknown

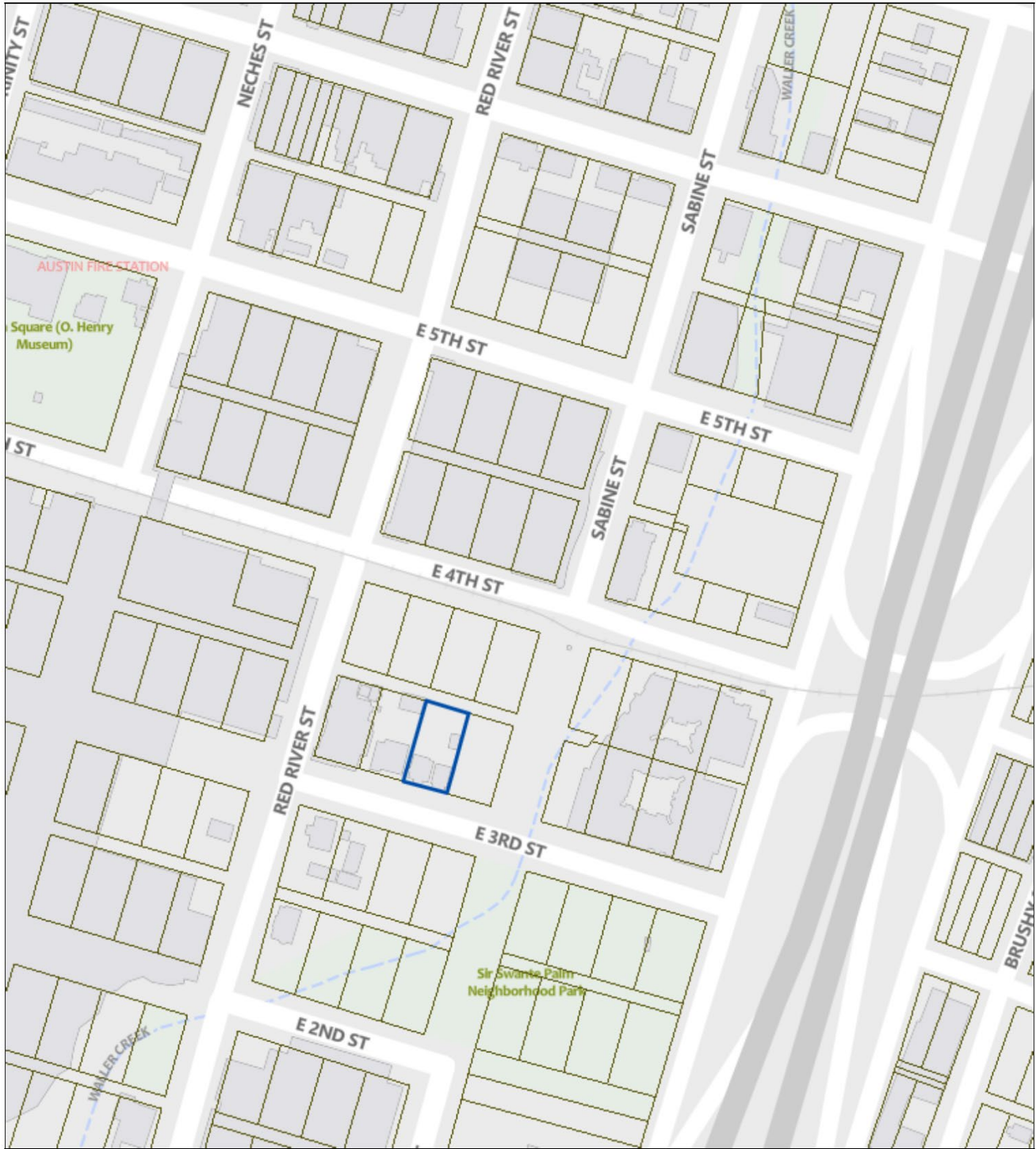
OTHER HISTORICAL DESIGNATIONS: None

¹ Collins, Kimberly. "608 E. 3rd Street." October 2022. <https://services.austintexas.gov/edims/document.cfm?id=393306>

² Sadowsky, Steve. "HDP-2015-0783: 608 and 608 E. 3rd Street." September 2015 and March 2016.

<https://services.austintexas.gov/edims/document.cfm?id=250773>; <https://services.austintexas.gov/edims/document.cfm?id=239623>

LOCATION MAP



1: 2400

Lot Lines

Lot Line



GF 23-075352

608 E 3RD STREET



6/21/2023

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

PROPERTY INFORMATION

Photos



Application photo, 2022

Occupancy History

City Directory Research, September 2022 and August 2015

1985-86 Interior Associates, Designers; Linda Grensted, proprietor

1977 Connie Gonzales, renter; Jose Ortez, Jr., renter

1968 Nora Coronado, renter

1959 June Turpin, renter (widow of Charles Turpin)
Nurse at Walker Rest Home

1955 Mable L. Walker, owner
Walker Rest Home

1952 Vacant

1947 Laura Goodman, renter
Student at the University of Texas

1944 John L. and Ida Beaty, renters

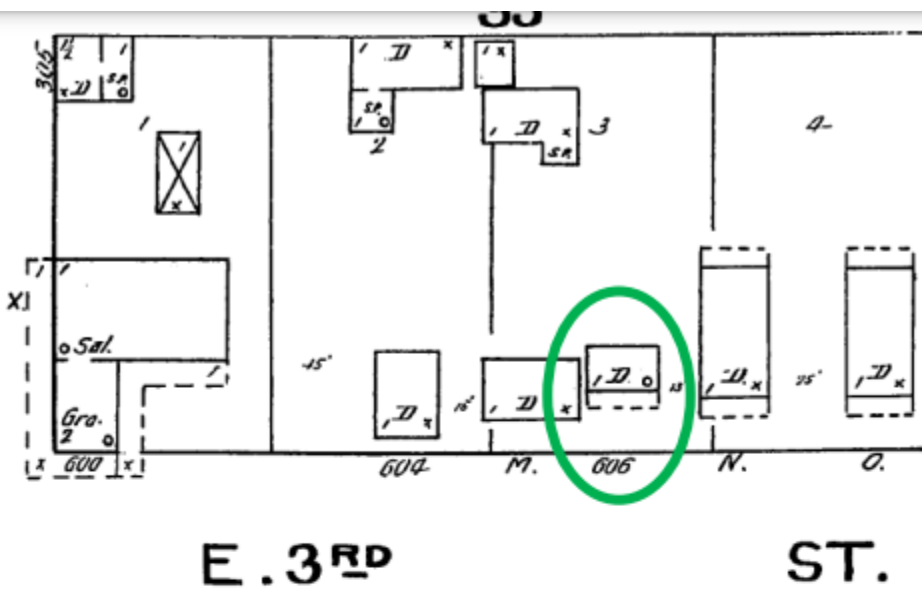
1941 Mat M. McCown, renter

1937 Arthur E. and Effie Jenkins, renters

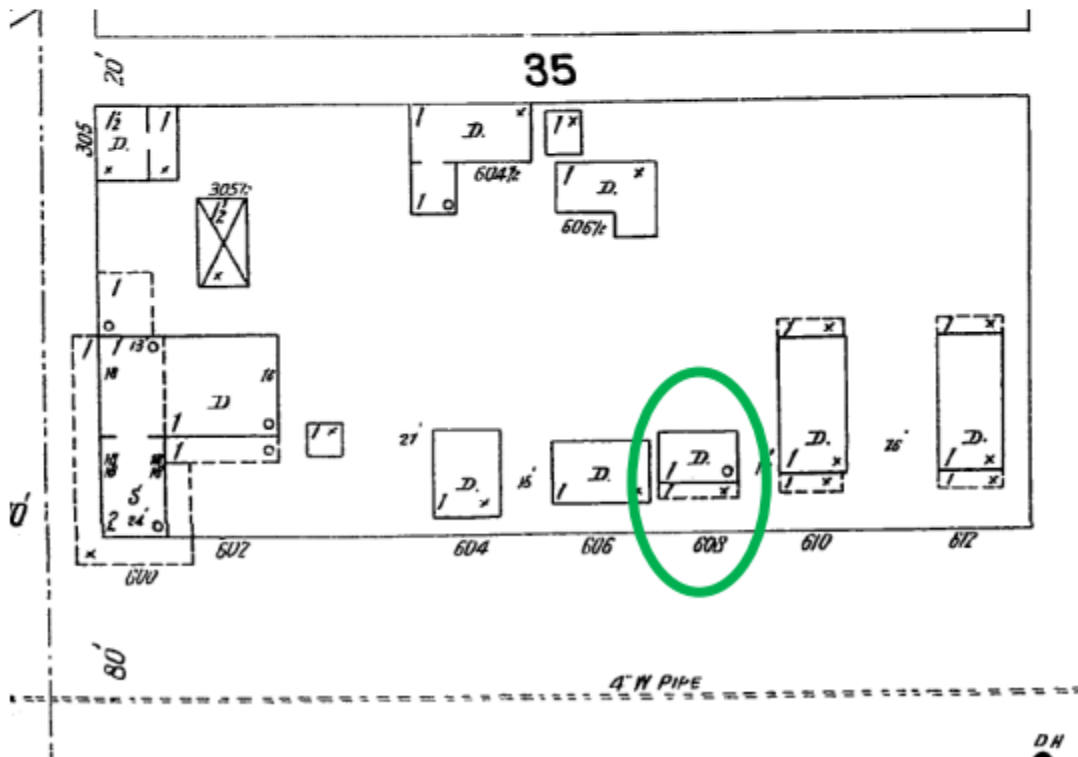
	Helper at Ragland Body Shop
	Albert Jenkins, renter
1932	T. E. Dougherty, renter Driver at Milwaukee Bottling Company
1927	Albert Dver, renter
1924	Neal A. and Anna B. Mills, renters Clerk at Murchison-Lee Company
1920	H. E. Bedigain, renter Taylor at E. M. Scarbrough & Sons
1916	A. Harvey Witter Barber at Hunt & Rowley
1912	William J. Martin Electrician at Wilson Twining
1909	Oscar Sussdorf Cook at Herman Becker
1906	James C. Looney Barber at Blue Front Barber Shop (202 Congress)

Biographical notes, 2015:

BIOGRAPHICAL NOTES: Oscar and Helen Sussdorf (ca. 1909- ca. 1911) Oscar and Helen Sussdorf appear in the 1920 U.S. Census as the owners of the house at 808 Willow Street. Oscar Sussdorf was 43, had been born in Germany, and was a laborer in a restaurant. Helen Sussdorf was 33, had been born in Texas to German-born parents, and had no occupation listed. They had 4 daughters, all under the age of 8. The 1900 U.S. Census shows Oscar Sussdorf as the 23-year old son of Fred and Johanna Sussdorf of Comal County, Texas. Oscar and his parents had been born in Germany; they came to the United States in 1881. The family included younger children who had been born in Texas. Fred Sussdorf is listed as a landlord; Oscar Sussdorf was a farm laborer. His 1918 World War I draft registration card shows Oscar Sussdorf was living at 808 willow Street. He was born July 26, 1876, in Germany. He was a waiter at Kriegel's Restaurant at 315 E. 6th Street. He was of medium height and slender build. D.8 - 18 Thomas and Rose Dougherty (ca. 1930 – ca. 1936) The 1930 U.S. Census shows Thomas and Rose Dougherty as the renters of the house at 607 ½ E. 3rd Street. Thomas Dougherty was 44, had been born in Texas, and was a soda water salesman. Rose Dougherty was 33, had been born in Texas to German-born parents, and had no occupation listed. They had a 1-year-old daughter, Mildred.

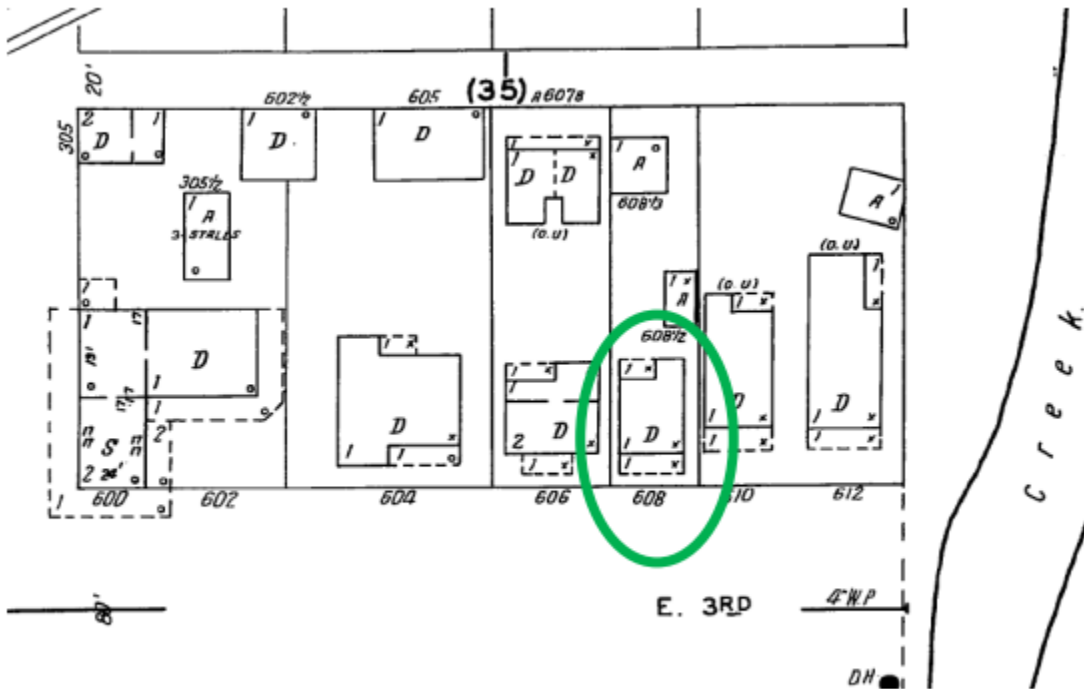


The 1894 Sanborn map shows the house but with an address of 606 E. 3rd Street..

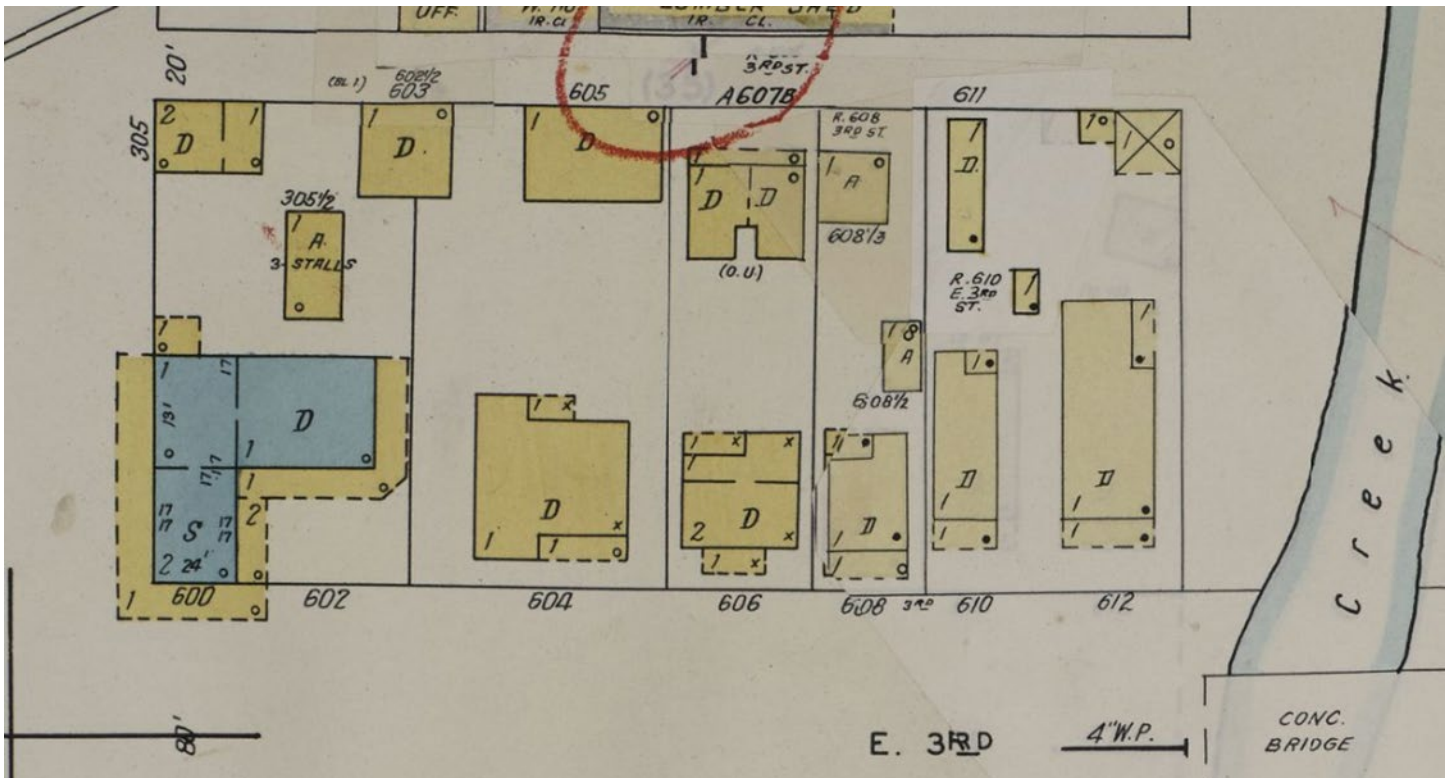


The 1900 Sanborn map shows the house with its full-width front porch and the same configuration as the 1894 map above, and with the address of 608 E. 3rd Street..

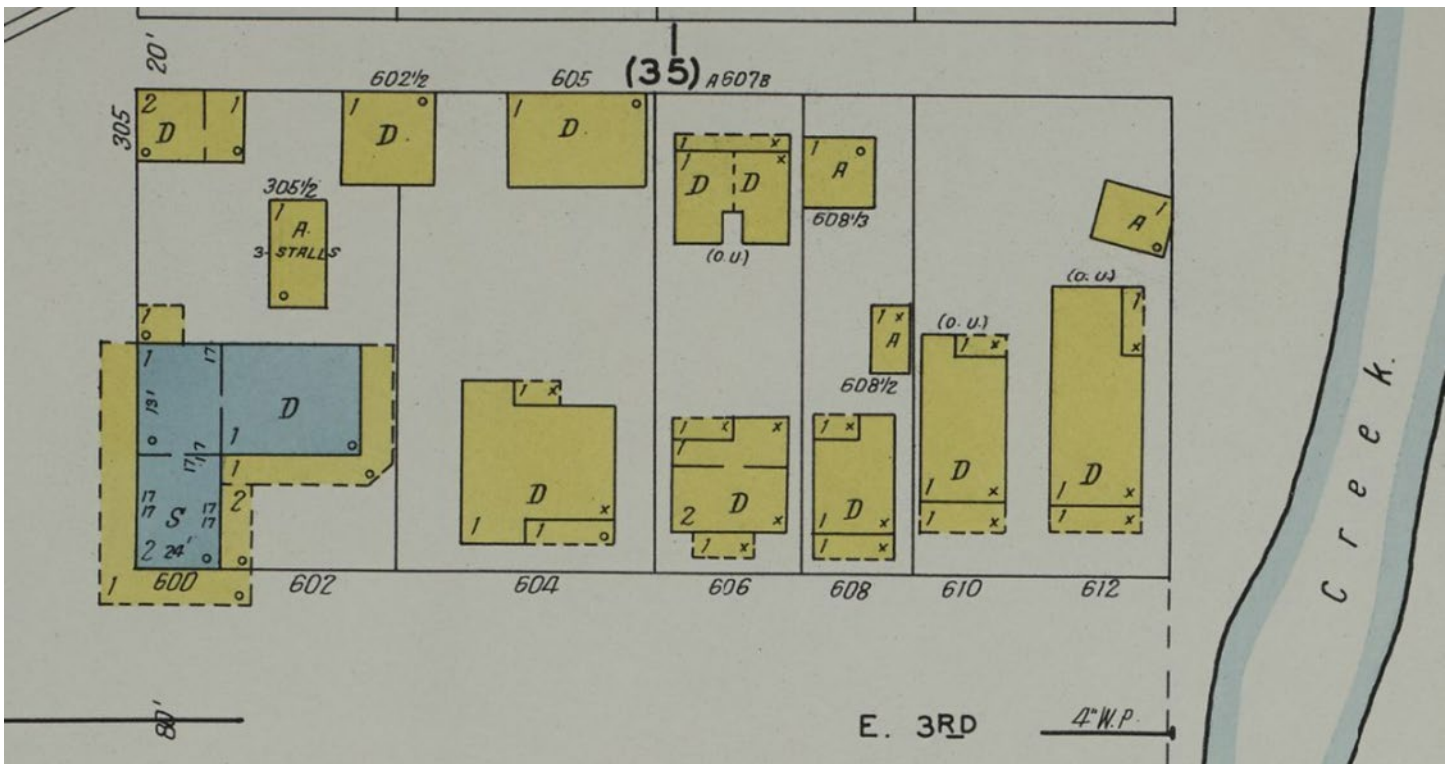
D.8 - 20



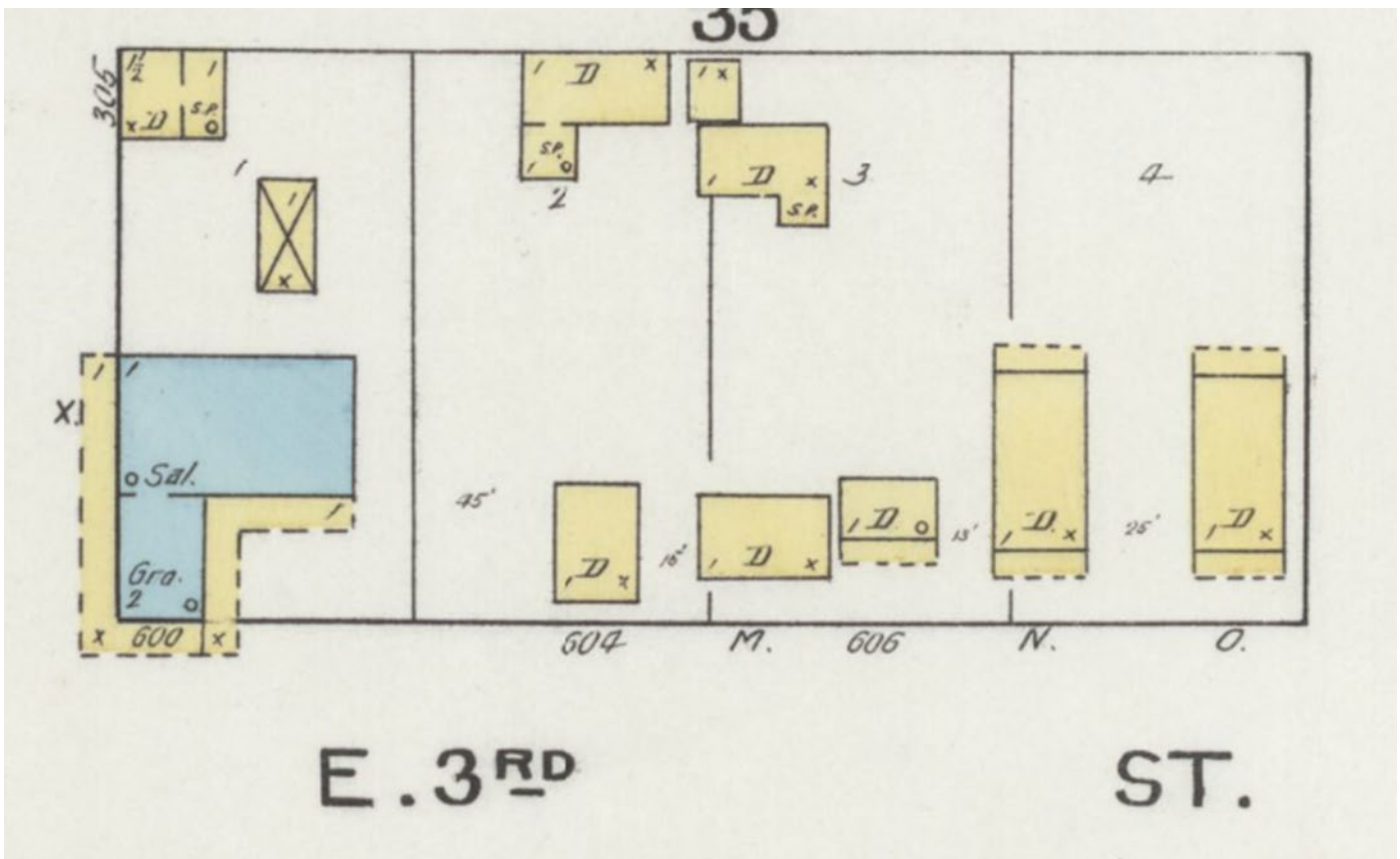
The 1935 Sanborn map shows the house with a rear addition and back porch that were not shown on the 1900 map above. The address is 608 E. 3rd Street.



1962 Sanborn Map



Sanborn Map 1935



Sanborn Map 1894