

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: 606 E. 3rd Street

WATERSHED: Waller Creek

ADDRESS OF PROPOSED ZONING CHANGE: 606 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

PHONE: 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 vernacular dwelling with Second Empire influences. A March 2016 report by Historic Preservation Officer Steve Sadowsky describes the building:

One-and-a-half story, rectangular-plan mansard-roofed frame house with Cumberland-style double front doors and single 2:2 windows on the ground floor; partial-width independent porch on turned wood posts and with a spindlework frieze. Single and paired 1:1 windows in hipped-roof dormers projecting from the mansard roof. The house appears to have been originally one story with a hipped roof; the second-story mansard-roofed addition was made between 1900 and 1935.¹

An architectural description from October 2022 elaborates:

606 E. 3rd Street is a circa 1880 dwelling with Second Empire influences with a double-pile plan and rear addition. There is a faux centered wing, a common subtype of the Second Empire style, by the upper dormer and a projecting porch below. The porch has a modest decorative spindle frieze with beads. The structure has a wood exterior with a wood-shingled straight mansard roof. Second Empire is a rare style in Austin...The boxy roofline was considered particularly functional because it permitted a full upper story of usable space. The second story and rear addition were added between 1880 and 1935, as indicated by Sanborn maps. Second Empire was popular for a relatively short time from approximately 1855-1885, so it is likely the second story addition was constructed not long after the 1894 Sanborn map.²

§ 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.

According to 2016 research by Historic Preservation Officer Steve Sadowsky, the house at 606 E. 3rd Street was built around 1892 as a simple, one-story frame house with no front porch, as depicted in the Sanborn maps of 1894 and 1900. At some point between 1900 and 1935, according to the depictions in the Sanborn maps, the house was enlarged to its current 2 stories and a front porch added. It is more likely that this transformation occurred closer to 1900 than later, as the second story is a mansard-roofed addition, and the front porch has a spindle frieze, both popular at the turn of the 20th century. The house appears to have been first occupied by Mrs. Louisa Huston, the widow of a physician and Confederate Army surgeon. Mrs. Huston was born Louisa Dryden in Virginia in 1825, and married James Huston in Callaway County, Missouri in 1841. According to an affidavit she filed for a pension claim on her husband's military service, she had lived in Travis County since 1875. She and her husband lived at E. 1st and Water Streets before he died in 1878. She then moved to the east side of Red River Street between 2nd and 3rd Streets until the early 1890s.

Whether the house that stands now was existing in the 1890s or whether Mrs. Huston built it is unclear. However, it does seem clear that after around 1892, Huston was living at this address on the north side of 3rd Street (rather than her former house on the south side of 3rd Street). She lived here until her death in 1901. Towards the end of her life, she shared the house with her daughter, Allie Huston Turner. After Huston's death in 1901, the house was occupied by her daughters, Allie Huston Turner and Lizzie Stricklin, both widows. Allie Turner died in 1914. Her daughter, Mattie Turner, who had been a dressmaker living on Willow Street, moved in with her aunt Lizzie Stricklin. These two women lived together in the house until Lizzie Stricklin's death in 1936. After that, Mattie Turner lived here until her death in 1952. The house became a rental property after Mattie Turner's death, and then commercial property in the 1980s, as an antique shop.³

PARCEL NO.: 0204041403

LEGAL DESCRIPTION: LOT 3 BLOCK 035 ORIGINAL CITY

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

¹ 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>

² Collins, Kimberly. "606 E. 3rd Street." October 2022. <https://services.austintexas.gov/edims/document.cfm?id=393285>

³ Sadowsky, 2016

ESTIMATED ANNUAL TAX EXEMPTION:

Land Value (2022)*	Improvement Value (2022)*	Exemptions				
		AI SD	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

PRESENT USE: Office/retail

DATE BUILT/PERIOD OF SIGNIFICANCE: ca. 1892; 1892-1952

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

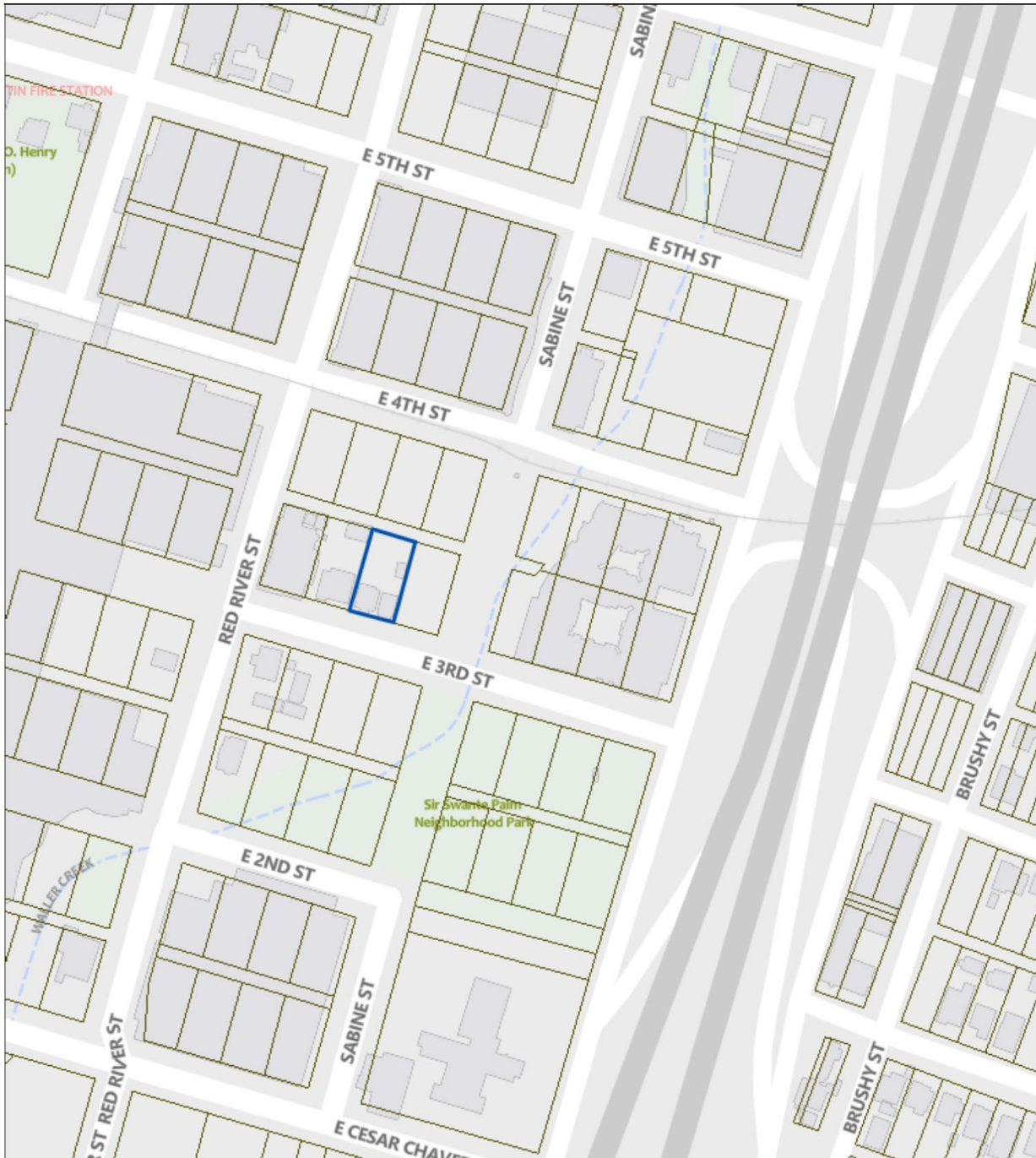
PRESENT OWNERS:


MANCHESTER TEXAS FINANCIAL GROUP LLC
101 RED RIVER ST AUSTIN TX 78701-4646

ORIGINAL OWNER(S): Louisa Huston

OTHER HISTORICAL DESIGNATIONS: None

LOCATION MAP






1: 2400

6/21/2023

GF 23-075346

606 E 3RD STREET



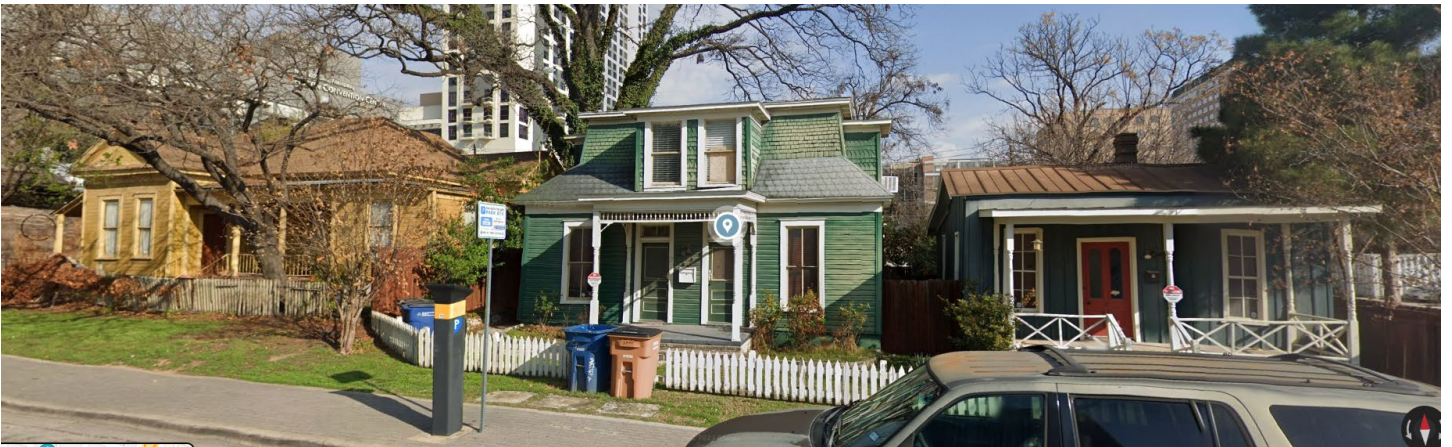
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

PROPERTY INFORMATION

Photos



Google Street View, 2022



Google Street View, 2023



Yancey, Michael D. [Historic Property, Photograph THC_06-0903], photograph, February 14, 1975;
(<https://texashistory.unt.edu/ark:/67531/metaph677096/m1/1/?q=%22606%20east%203rd%22>), University of North Texas Libraries, The Portal to Texas History, <https://texashistory.unt.edu>; crediting Texas Historical Commission.



Yancey, Michael D. [Historic Property, Photograph THC_06-0900b], photograph, February 14, 1975;
(<https://texashistory.unt.edu/ark:/67531/metaph676979/m1/1/?q=%22606%20east%203rd%22>: accessed June 28, 2023), University of North Texas Libraries, The Portal to Texas History, <https://texashistory.unt.edu>; crediting Texas Historical Commission.



Yancey, Michael D. [Historic Property, Photograph THC 06-0902], photograph, February 14, 1975;
 (<https://texashistory.unt.edu/ark:/67531/metaph672245/m1/1/?q=%22606%20east%203rd%22>), University of North Texas Libraries, The Portal to Texas History, <https://texashistory.unt.edu>; crediting Texas Historical Commission.

Occupancy History

City Directory Research, March 2016

- 1992 Waterloo Compound Antiques; W. Cleigh Nease and Thomas B. Cowley, proprietors
- 1986 Waterloo Compound Antiques; W. Cleigh Nease and Thomas B. Cowley, proprietors
- 1981 Vacant
- 1977 Edwin Edwards, renter
Retired
- 1973 Edwin Edwards, renter
Retired
- 1968 Edwin Edwards, renter
Painter
- 1962 Carrie Smith, renter
- 1959 Carrie Smith, renter (widow of Mark Smith)
- 1955 Edwin Edwards, renter
Painter
- 1952 Mattie Turner, renter
- 1947 Mattie Turner, renter (widow of Robert Turner)
- 1944 Mattie Turner, renter
- 1941 Matthew and Annie Cumming, renters
Laborer, Texas Public Service Company
Mattie Turner, renter (widow of Robert E. Turner)
- 1937 Vacant
- 1932 Lizzie Stricklin, owner (widow of Jarrott Stricklin)

- 1929 Lizzie Stricklin, owner (widow of Jarrott Stricklin)
- 1924 Lizzie Stricklin, owner (widow of Jaret W. Stricklin)
Rear – Vacant
- 1920 Elizabeth Stricklin, owner (widow of Jarett W. Stricklin)
- 1916 Elizabeth Stricklin, owner (widow of Jarett W. Stricklin)
- 1912 Allie Turner (widow of M. M. Turner)
Lizzie Stricklin (widow of J. W. Stricklin)
- 1909 Allie Turner (widow of M. M. Turner)
- 1906 Lizzie Strickland
Allie Turner
- 1905 Lizzie Strickland
Allie Turner
- 1903-04 Lizzie Stricklin (Widow of J.W. Stricklin)
Allie Turner (widow of M.M. Turner)
- 1900-01 Louisa Huston (widow, James Huston)
Allie Turner (widow, M.M. Turner)
- 1898-99 Louisa Huston (widow, James Huston)
Allie Turner (widow, M.M. Turner)
- 1897-98 Neither Louisa Huston nor Allie Turner are listed in the directory
- 1895-96 Eliza Huston (Widow, James Huston)
Marion M. Turner
Farmer
- 1893-84 Allie Turner
Louisa Huston (widow of James Huston)
NOTE: It appears that this house was built in 1892-93. Earlier listings show an address of 601 E. 3rd Street, which would have been on the opposite side of the street. Further confirmation of this is that the city directories of the early 1880s show Louisa Huston living on the east side of Red River Street between Cypress (3rd) and Live Oak (2nd) Streets, which would correspond to the south side of 3rd Street, rather than the north side of the street, where the house is located.
- 1891-92 *601 E. 3rd Street, corner of Red River Street*
Louisa Huston (Widow, James Huston)
- 1889-90 *601 E. 3rd Street, corner of Red River Street*
Louisa Huston (Widow, James Huston)
- 1887-88 *601 E. 3rd Street, corner of Red River Street*
Louisa Huston (Widow, James Huston)
- 1885-86 *601 E. 3rd Street, corner of Red River Street*
Louisa Huston (Widow, James Huston)
- 1881-82 *East side of Red River Street between Live Oak (2nd) and Cypress (3rd) Streets*
Louisa Huston (Widow, James Huston)
- 1879-80 *East side of Red River Street between Live Oak (2nd) and Cypress (3rd) Streets*
Louisa Huston (Widow, James Huston)
- 1877-78 *Southeast corner of Navasota and Water (1st) Streets*
James Huston

Historical information

BIOGRAPHICAL NOTES:

Lizzie Stricklin appears in the 1930 U.S. Census as the owner of this house, which was worth \$1,500. She was a 78-year old widow who been born in Missouri and had no occupation listed. Mattie Turner is listed as a roomer in the house. She was a 69-year old widow who had been born in Texas, and was a dressmaker. They had another roomer, Emmett P. Miller, a 33-year old divorced man who had been born in Texas and worked as a machinist in a blueprint company.

The 1920 U.S. Census shows Mattie Turner and Lizzie Stricklin at this address. Lizzie Stricklin was a 68-year old widow who is listed as the owner of the house; Mattie Turner was a 59-year old widow who is listed as the renter. Neither woman had an occupation listed.

The 1910 U.S. Census shows Lizzie Stricklin living in this house with her sister, Allie Turner. Lizzie Stricklin was a 58-year old widow who had been born in Missouri and had no occupation listed. Allie Turner was a 60-year old widow who had been born in Missouri and had no occupation listed.

The 1900 U.S. Census shows Mattie Turner as the wife of R.E. Turner; they lived at 1421 Willow Street in Austin. R.E. Turner was a 40-year old Texas-born day laborer. Mattie Turner was 39, had been born in Texas, and had no occupation listed. They had 6 children: Mackie, 23; Lizzie, 15; Annie, 13; Lora, 11; Alice, 8; and Paul, 3.

The 1910 U.S. Census shows Mattie Turner as a 49-year old widow living at 306 Willow Street. She worked as a dressmaker. She had 2 children living with her: Alice, 18; and Paul, 13. Neither of the children had an occupation listed.

The 1900 U.S. Census shows Allie Turner as the daughter of [?] Huston, who lived at this address. Neither was employed.

Mrs. Louisa Huston's application for a Confederate pension for her husband, James Huston shows that she was living at 606 E. 3rd Street in Austin at the time of her application. She was married to James Huston on May 4, 1841 in Callaway County, Missouri. He was a surgeon in the Confederate Army and served from the beginning to the end of the war. She had lived in Travis County since 1875.

Louisa Huston died in Travis County June 25, 1901. She is buried at Oakwood Cemetery. Allie M. Huston Turner died in 1914. Her death certificate shows her address at 606 E. 3rd Street; she died of nervous exhaustion at the age of 64.

MORTUARY

MRS. ALLIE TURNER.

Mrs. Allie Turner, 64 years of age, died yesterday afternoon at 3.10 o'clock at her home, 606 East Third Street. She is survived by one sister, Mrs. Lizzie Stricklin of Austin.

FUNERAL NOTICE.

Funeral services of Mrs. Allie Turner who died yesterday afternoon, will be held this (Monday) afternoon at 3 o'clock from the residence, 606 East Third Street. Rev. Mr. Lilly will officiate. The pallbearers will be: W. E. Booth, J. S. Booth, J. B. Parnell, Henry Petrie, T. P. Gliven, S. M. Powell. Interment will be made in Oakwood Cemetery.

Obituary and funeral notice for Allie Turner
Austin Daily Statesman, November 23, 1914

MRS. MATTIE TURNER

Mrs. Mattie Turner a native and lifelong resident of Austin died Wednesday in a Galveston Hospital. She had been visiting in Galveston for several weeks. She was a charter member of The First Cumberland Presbyterian Church of Austin.

Survivors are two daughters, Mrs. W. P. Mussina of Dallas, Mrs. W. L. Morris of Austin; one son, Guy Turner Sr. of Fluzanna, Texas; one sister, Miss Celia Stavely of Ft. Meyer, Fla.; 12 grandchildren, nine great grandchildren.

Funeral services will be Saturday at 10 a. m. at the First Cumberland Presbyterian Church in Austin. Burial will be in Live Oak Cemetery.

Obituary of Mattie Turner
Austin American, April 24, 1952

MRS. MATTIE TURNER

Funeral services for Mrs. Mattie Turner a native and life long resident of Austin who died Wednesday in a Galveston Hospital will be held Saturday at 10 a.m. at the First Cumberland Presbyterian Church in Austin. Burial will be in Live Oak Cemetery.

Pallbearers will be E. Miller, H. H. Reissig, J. E. Zumwalt Jr., John E. Gardner, Percy Griffith and J. D. Fewell.

Funeral notice for Mattie Turner
Austin American, April 25, 1952

THE DEAD

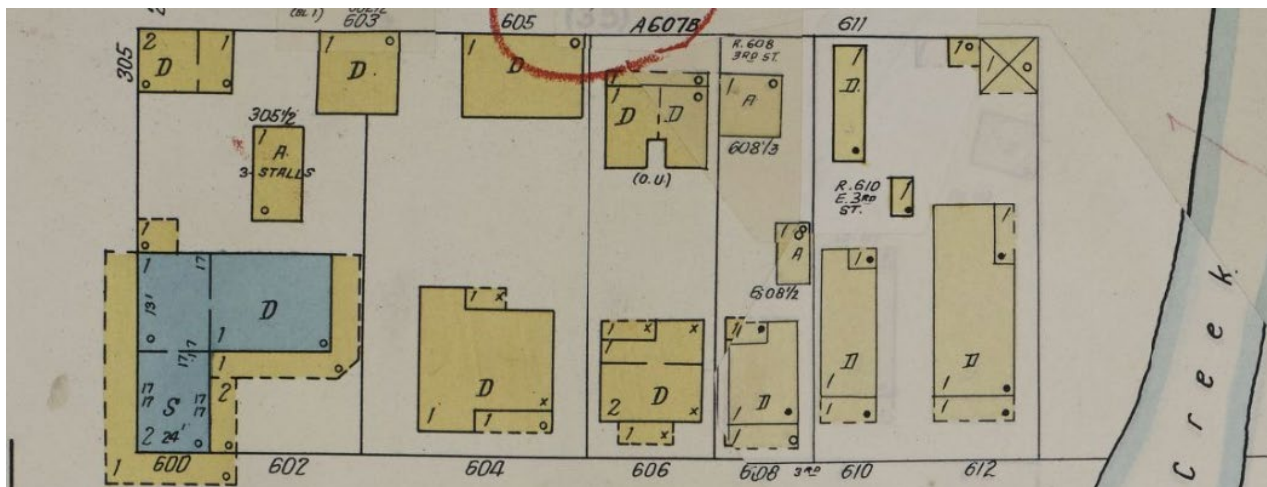
STRICKLIN — Funeral services for Mrs. Lizzie Stricklin, 84, life-long resident of Austin, who died at her home Tuesday at 10:45 p. m., were held from the residence, 606 East Third street, Wednesday at 3 p. m. The Rev. E. G. Hocutt officiated and interment was in Oakwood cemetery under direction of the Meeks-Hyllin funeral home. Pallbearers were: A. A. Shaw, L. W. Shaw, S. S. Swofford, L. W. Perkins, Ernest Petri and H. H. Reissig.

Funeral story for Lizzie Stricklin
Austin Statesman, April 29, 1936

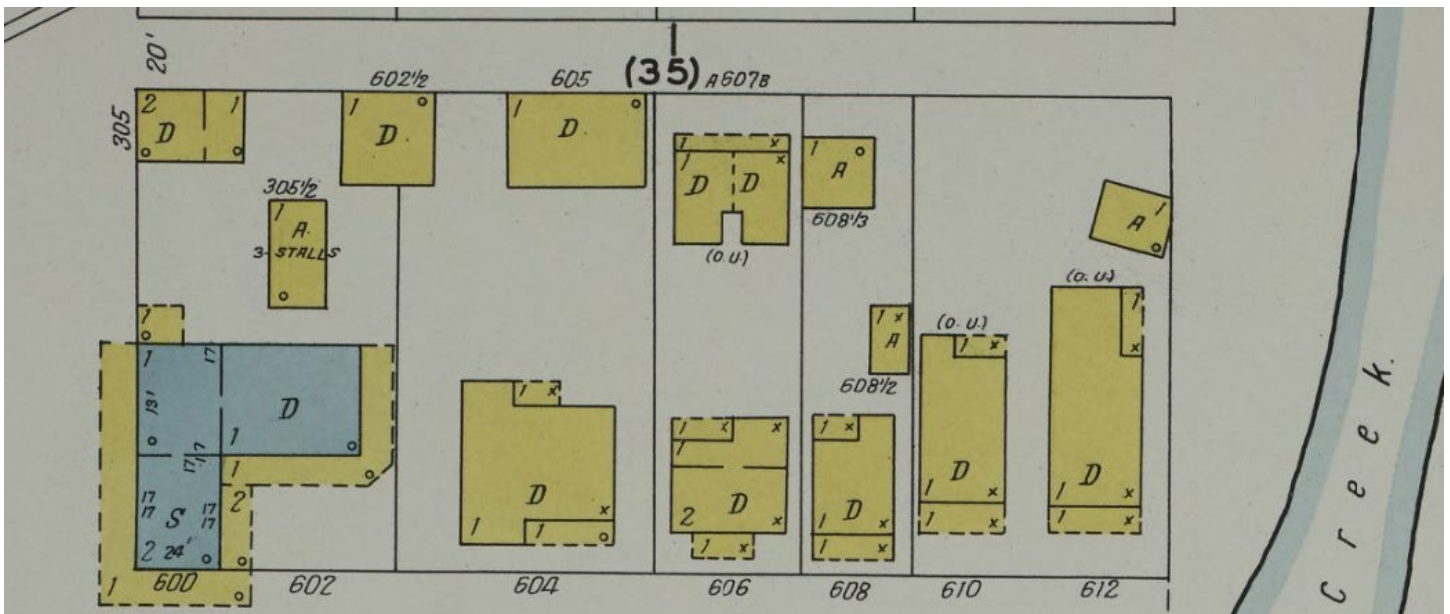
STRICKLIN — Funeral services for Mrs. Lizzie Stricklin, 84, who died at her home Tuesday night, were held from the residence, 606 East Third street, Wednesday at 3 p. m. The Rev. E. G. Hocutt officiated and interment was in Oakwood cemetery under direction of the Meeks-Hyllin funeral home. Pallbearers were: A. A. Shaw, L. W. Shaw, S. S. Swofford, L. W. Perkins, Ernest Petri and H. H. Reissig.

Funeral notice for Lizzie Stricklin
Austin Statesman, April 30, 1936

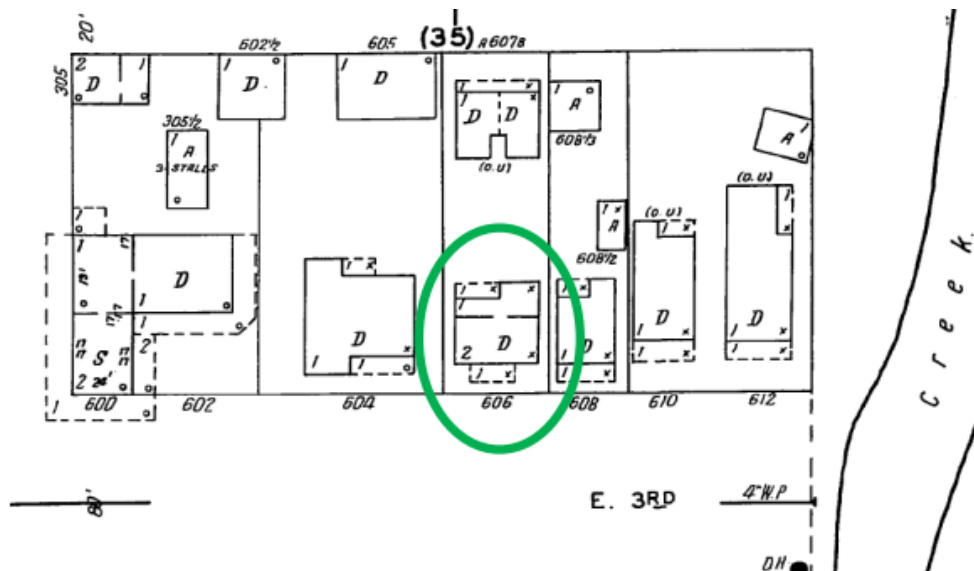
Sanborn Maps



Sanborn map, 1962



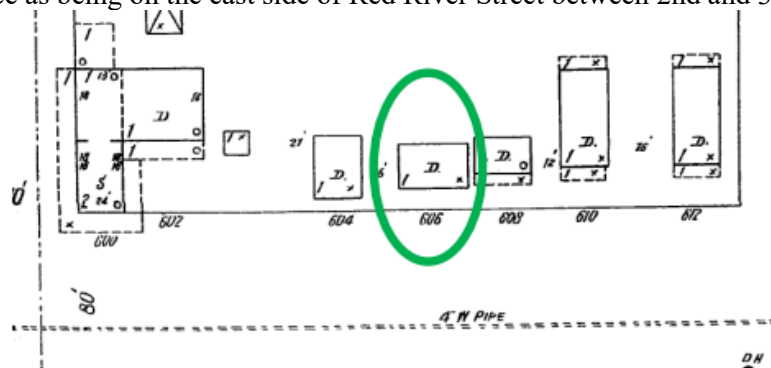
Sanborn map, 1935



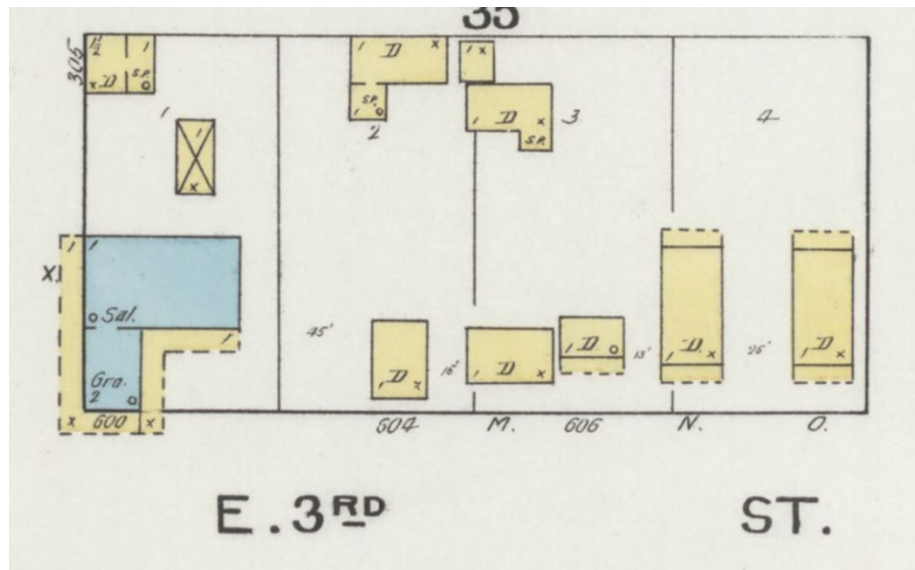
The 1935 Sanborn map shows the house as two stories with the front porch that exists today. The footprint of the original section of the house matches up with the footprint of the house shown on the 1900 Sanborn map, and there is a one-story addition across the back with a back porch as well.



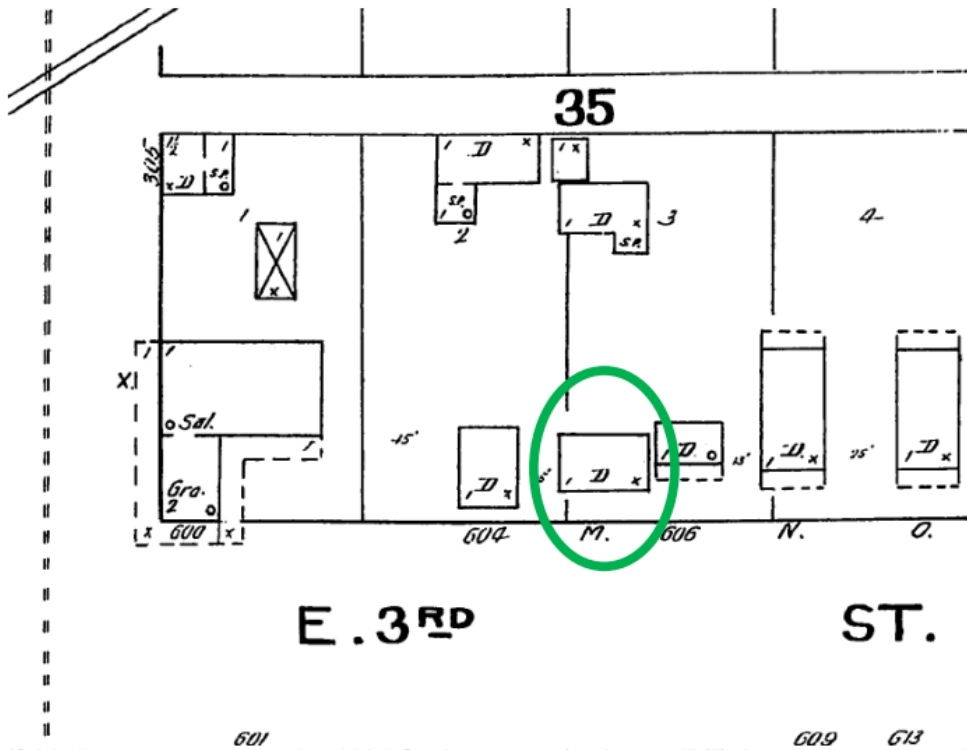
Louisa Huston's house was likely one of the two highlighted on this 1900 map. The directories of the time show her residence as being on the east side of Red River Street between 2nd and 3rd Streets.



The 1900 Sanborn map shows a house at this address, but it is one story and has no front porch.



Sanborn Map, 1894



If this house appears on the 1894 Sanborn map (as house "M"), it was a one-story dwelling with no front porch.