

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2023-0092

ADDRESS: 1104 E. 10th St.

HLC DATE: October 4, 2023

PC DATE: TBD

CC Date: TBD

APPLICANT: Mark Rogers (owner-initiated)

HISTORIC NAME: Depew-Cherico-Frazier House

WATERSHED: Lady Bird Lake

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

COUNCIL DISTRICT: 1

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

QUALIFICATIONS FOR LANDMARK DESIGNATION: Historical associations, community value, architecture

HISTORIC LANDMARK COMMISSION ACTION:

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, Del Valle Community Coalition, East Austin Conservancy, Friends of Austin Neighborhoods, 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, Preservation Austin, SELTexas, Sierra Club, Austin Regional Group

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. A property located within a local historic district is ineligible to be nominated for landmark designation under the criterion for architecture, unless it possesses exceptional significance or is representative of a separate period of significance.*

1104 East 10th Street is a rare surviving example of the early work of builder John T. Depew. Its expansive front porch is an uncommon feature of the period, even among the dwindling numbers of 19th-century vernacular buildings in Austin. The application for historic zoning describes the home's architectural merits as follows:

The home, built between 1886 and 1887, exemplifies Texas regional architecture and is a rare example of a short-lived architectural style in the city of Austin. Its single wall construction, Cedar shiplap siding, and what was originally a common L-plan, is remarkable because the front porch spans the entire façade. The porch has upper running trim with spindles that are a combination of originals and replicas. The turn-post columns are exact replicas of the originals. The structure serves as an outstanding and unique example of the work of an early Austin builder, John T. Depew, who contributed to the residential development of the city in its earliest years.¹

¹ Rogers, Mark and Tristana Rogers. "Narrative: The Depew-Cherico-Frazier House, 1104 East 10th Street." Historic zoning application, C14H-2023-0092.

§ 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.*

The application summarizes the home's numerous historical associations:

The property has long-standing significant associations with persons and groups that contributed significantly to the early history of the city and represents a significant portrayal of the cultural practices and the way of life of definable groups of people in Austin's early decades.

The Italian American and African American families who resided in the home played significant roles in the religious, educational, commercial, and physical development of East Austin. The home's builder, John T. Depew, was one of Austin's earliest home builders. By the end of the 19th century the home was owned and occupied by members of the Cherico family, a leading Austin family of the late-19th and early-20th centuries. The Chericos owned and operated a number of businesses, mostly produce, dry goods, and grocery stores in East Austin, and a barber shop at the heart of downtown Austin near East 6th and Congress. Members of the family developed significant tracts of Austin real estate, primarily in East Austin. In the early 20th century, leaders in Austin's Black community, including Eliza "Lizzie" Hawkins, a charter member of Ebenezer Baptist Church, Treater Frazier, First Honored Mother of Ebenezer Baptist Church, and Lucile Frazier, a renowned English teacher at Anderson High School, owned and resided in the home.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.*

1104 East 10th Street is located within an area of rich cultural diversity, where notable African American community leaders lived and gathered during the early- and mid-twentieth century. "The well-preserved and restored structure is uniquely located within both Austin's African American Cultural District and Robertson/Stuart and Mair, one of Austin's first 'suburban' residential neighborhoods that began with rich cultural diversity," notes the application. "[It] played a pivotal role in providing residences and places of religious worship to one of Austin's early enclaves of African American, Lebanese, Italian, German, Anglo, and Mexican Americans."³ The home's story tells the story of East 10th Street as a whole: the builder and first occupants were of French descent, but during its first three decades, it was also home to Anglo, Italian American, and African American residents. These residents, in turn, contributed to the city's cultural identity in ways that spread far beyond 10th Street.

PARCEL NO.: 0205070513

LEGAL DESCRIPTION: W 53FT OF LOT 10 BLK 7 OLT 2-3 DIV B ROBERTSON GEO L SUBD

APPRAISED VALUE: \$884,561

ESTIMATED ANNUAL TAX EXEMPTION: (Homestead, capped)

AI SD	COA	TC	TC Health	Total
\$3,473.45	\$2,500.00	\$1,774.66	\$550.31	\$8,298.42

PRESENT USE: Residence

DATE BUILT/PERIOD OF SIGNIFICANCE: ca. 1887, 1887-1983

INTEGRITY/ALTERATIONS: High to moderate. Most visible changes occurred during the historic significance, including an 1890s dining room addition and 1930s hallway enclosure, bedroom/bathroom addition, and some window replacements. The house at 1007 Waller was moved to the rear of the house around 1997; its windows were replaced outside the historic period.


PRESENT OWNERS: Mark and Tristana Rogers, 1104 E. 10th Street, Austin, TX 78702

ORIGINAL OWNER(S): John T. Depew

OTHER DESIGNATIONS: Contributes to Robertson/Stuart & Mair Historic District

² Ibid.

³ Ibid.

 SUBJECT TRACT

PENDING CASE

 ZONING BOUNDARY

HISTORIC ZONING

ZONING CASE#: C14H-2023-0092

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$$1'' = 200'$$