

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2023-0137

ADDRESS: 1100 E. 2nd St. Unit A

HLC DATE: October 4, 2023; November 1, 2023

PC DATE: November 28, 2023

CC Date: January 18, 2024 (1st reading); May 2, 2024 (2nd-3rd readings)

APPLICANT: Historic Landmark Commission (owner-opposed)

HISTORIC NAME: Sinnigson House

WATERSHED: Waller Creek

ZONING CHANGE: SF-3-NP to SF-3-H-NP (historic portion of front building on parcel only)

COUNCIL DISTRICT: 3

STAFF RECOMMENDATION: Recommend the proposed zoning change from family residence-neighborhood plan (SF-3-NP) to family residence-neighborhood plan-historic landmark (SF-3-H-NP) combining district zoning for the historic portion of the front building only.

QUALIFICATIONS FOR LANDMARK DESIGNATION: Architecture and historic associations

HISTORIC LANDMARK COMMISSION ACTION: October 4, 2023: initiate historic zoning based on architecture and historical associations (10-0). November 1, 2023: recommend historic zoning based on survey findings of architecture and historical associations for the front building only (10-0).

PLANNING COMMISSION ACTION: November 28, 2023: Recommend the proposed zoning change from family residence-neighborhood plan (SF-3-NP) to family residence-neighborhood plan-historic landmark (SF-3-H-NP) combining district zoning for the historic portion of the front building only (7-4-1).

CITY COUNCIL ACTION: January 18, 2024: Recommend the proposed zoning change from family residence-neighborhood plan (SF-3-NP) to family residence-neighborhood plan-historic landmark (SF-3-H-NP) combining district zoning for the historic portion of the front building only (10-1; Ellis voting nay).

CASE MANAGER: Kalan Contreras, 512-974-2727

NEIGHBORHOOD ORGANIZATIONS: Austin Independent School District, Austin Lost and Found Pets, Austin Neighborhoods Council, Barrio Unido Neighborhood Assn., Capital Metro, Del Valle Community Coalition, East Austin Conservancy, East Cesar Chavez Neighborhood Association, East Cesar Chavez Neighborhood Plan Contact Team, El Concilio Mexican-American Neighborhoods, Friends of Austin Neighborhoods, Greater East Austin Neighborhood Association, Guadalupe Neighborhood Development Corporation, Homeless Neighborhood Association, Neighborhood Empowerment Foundation, Neighbors United for Progress, Preservation Austin, SELTexas, Sierra Club, Austin Regional Group, Tejano Town, Waterloo Greenway

DEPARTMENT COMMENTS: The 2016 East Austin Historic Resource Survey lists the building as eligible for local landmark designation and individual listing on the National Register of Historic Places.

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 primary building is a good example of Folk Victorian architecture. Its original siding, jigsaw brackets, original 4:4 screened wood windows, traditional cornice returns at the gable end, and double entry doors are intact characteristics of the Folk Victorian style in Austin around the turn of the century, when milled building materials became available via railroad and skilled carpenters and craftsmen flocked to the city to make a living in the booming construction industry. This building was used as both the home and shop of several carpenters, who likely constructed the house and added its characteristic details.

§ 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 East Austin Historic Resource Survey notes the property’s association with Charles S. Sinnigson, carpenter, stagehand, and builder. It may also be associated with earlier carpenters Van Wie and Polhemus, though their associations with the home are shorter than Sinnigson’s.

The primary building at 1100 East 2nd Street, now known as Unit A, was constructed between 1888 and 1897. The lot at the corner of Medina and 2nd Street was used as an auction yard in 1887. The earliest mention of a house on the lot is in 1888, constructed and occupied by contractor and builder Jonah Van Wie. From 1889 to 1891, the property was occupied by a businessman and a clerk. For the next few years, bricklayer and plasterer James E. Polhemus, who was affiliated with South Austin property investor Charles Newning, lived and worked at the property. Debt settlement records show that Polhemus and his wife owned the property at 2nd and Medina along with Newning and mortgage agent R. L. Brown, until they were required to sell in order to settle the debt with contractor R. C. Lambie in 1894.¹ Polhemus remained in the house until after 1895, but by 1897, Charles S. Sinnigson—Lambie’s carpentry foreman—had purchased the home.

Sinnigson had worked as stage manager and carpenter for both the Millett Opera House and the Hyde Park Pavilion before moving to East Austin and working for Lambie.² He and his wife, Mary Elizabeth, rented out part of their home to tenants, including several nurses and a family of stonecutters. Sinnigson, son of local German pioneers, plied his trade as a carpenter and cabinetmaker into his seventies. Over the course of his career, he became a prominent Austin builder. After Charles Sinnigson’s death in 1934, Mary Elizabeth Sinnigson remained in the home until her own death in 1938.³

John Nash purchased the lot in 1938, at which time he added onto the main house per City permits. He rented out the main house and moved a secondary dwelling, addressed as 205 Medina Street, onto the lot from the West Line neighborhood in 1949 for use as a third rental unit. Both buildings were used as rental homes until at least 1959, with working- and middle-class tenants including a maintenance worker, drivers, clerks, and a pharmacist.

PARCEL NO.: 0204051714

LEGAL DESCRIPTION: LOT 19-20 BLK 2 OLT 18 DIV O SHELLEY N G SUBD

APPRAISED VALUE: \$760,390 (land: \$450,000; improvement: \$310,390)

ESTIMATED ANNUAL TAX ABATEMENT: (non-homestead, no cap)

AISSD	COA	TC	TC Health	Total
\$1,333.92	\$1,238.62	\$851.91	\$264.17	\$3,688.63

PRESENT USE: Rental duplex

DATE BUILT/PERIOD OF SIGNIFICANCE: ca. 1888; 1888-1938

INTEGRITY/ALTERATIONS: At one time, the house featured a Stick-style railing and elaborate jigsawn trim, rather than the simple brackets and plain railing that now exist, but it is unclear whether the ornamental trim present in photos from the 1970s was original to the house or applied later. Sufficient photographic evidence exists to rebuild the trim, if original. Nevertheless, the home’s other character-defining features remain intact. A later non-historic addition was applied to the rear of the house at the time it was divided into multiple units; the removal of this addition would not negatively impact the original structure per the Historic Landmark Commission.

PRESENT OWNERS: PECAN PROPERTIES, 605 W 10TH ST, AUSTIN, TX 78701-2023

ORIGINAL OWNER(S): Jonah Van Wie

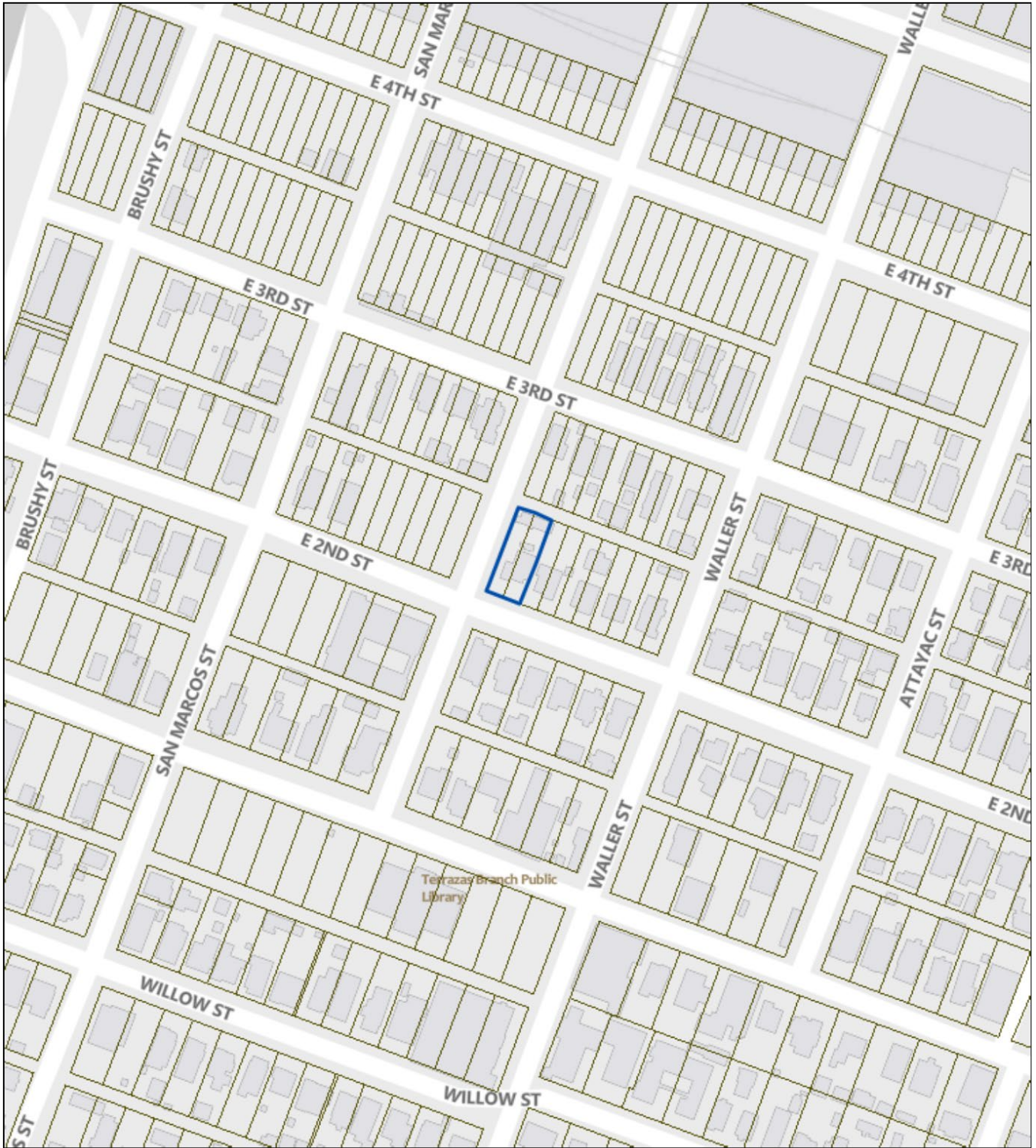
OTHER HISTORICAL DESIGNATIONS: None

¹ Austin Daily Statesman (1891-1902); 22 July 1894: 6.

² Austin Daily Statesman (1891-1902); 19 Aug 1892: 5

³ The Austin Statesman (1921-1973); 22 Apr 1938: 2.

LOCATION MAP



1: 2400

Lot Lines
Lot Line



GF 23-104777

1100 E 2ND STREET



8/21/2023

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.

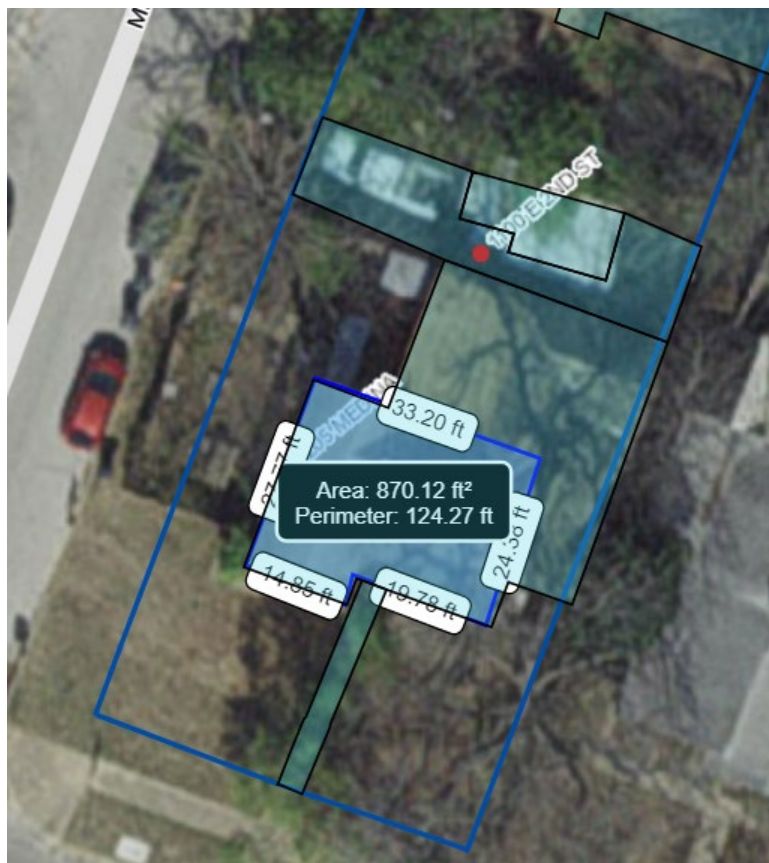
PROPERTY INFORMATION



Google Earth images showing intact portion of house constructed during the period of significance ending in 1938



1977 aerial photo showing 20th-century accretions to original house, with original rear portion obscured/removed by newer construction and modification.



Square footage estimate for portion of property constructed within the period of significance using impervious cover model as baseline (<https://maps.austintexas.gov/GIS/DrainageCharge/>)





Demolition permit application, 2023



Texas Historical Commission. [Historic Property, Photograph THC_06-0177], photograph, May 26, 1980; (<https://texashistory.unt.edu/ark:/67531/metaph676474/m1/1/?q=%221100%20east%202nd%22>), 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_06-0174], photograph, June 3, 1975; (<https://texashistory.unt.edu/ark:/67531/metaph672166/>), University of North Texas Libraries, The Portal to Texas History, <https://texashistory.unt.edu>; crediting Texas Historical Commission.

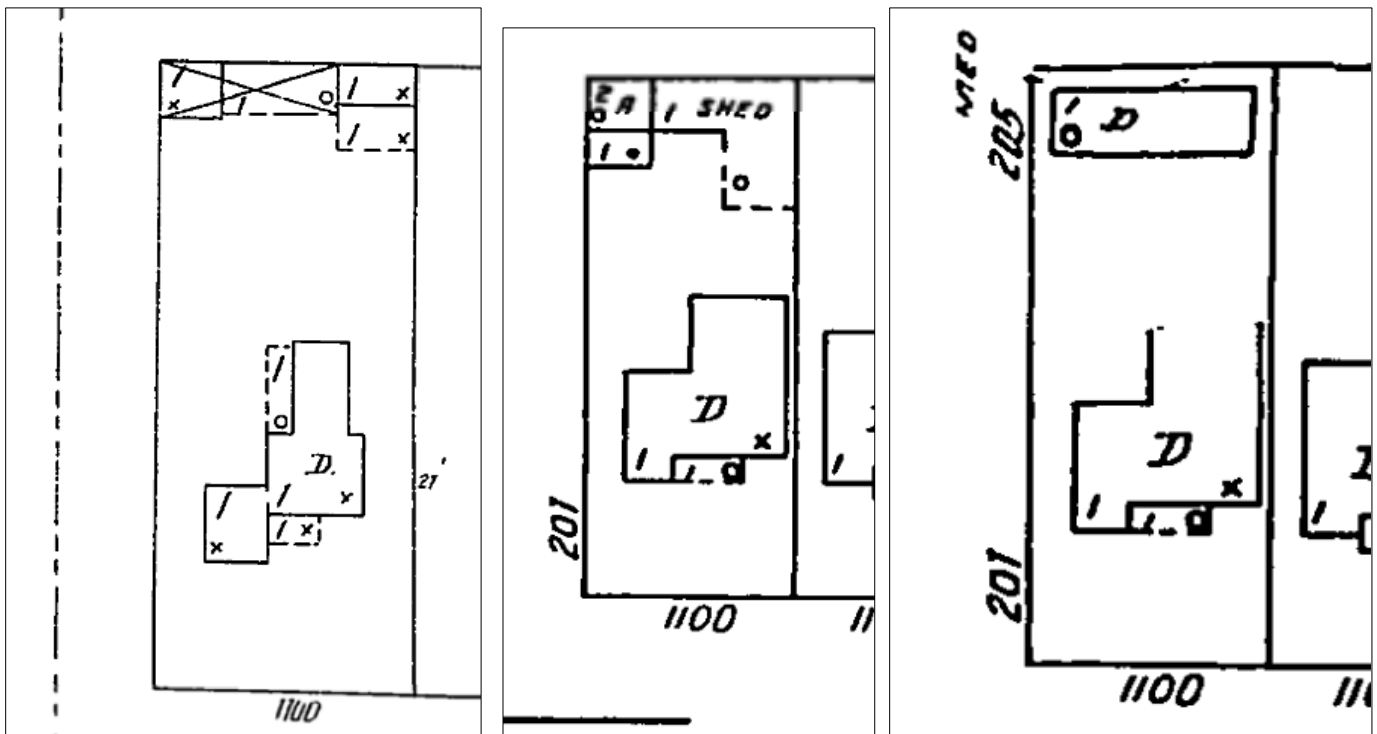
Occupancy History

City Directory Research, August 2023

- 1959 1100 A: Lupe Torres, renter
 1100 B: Elphra V. Cox, renter
 205 Medina: Ben Vasquez, renter
- 1955 1100A: Wallace E. Griffin, renter – clerk, Gibson Produce
 1100B: Elphra V. and Willie A. Cox, renters
 205 Medina: Vacant
- 1952 1100 E. 2nd: Emma Gevers, owner
 Ida Gevers, renter
 205 Medina: Thomas D. and Mildred Nolan, renters – driver, Capital Linen Service
- 1949 1100 E. 2nd: Warren U. and Ann Davis, renters – driver
 205 Medina: Roy and Alla Hodge, renters – maintenance man
- 1944 1100 E. 2nd: Charles and Minnie Gatlin, renters – salesman, JC Bryant Creamery Co.
 205 Medina: Not listed
- 1941 Thomas E. and Corrine Stealy, renters – pharmacist
- 1935 Mary E. Sinnigson, owner
 Richard L. and Adeline Whitworth, renters – waiter
- 1932 Charles S. and Mary E. Sinnigson, owners
- 1929 Charles and Mary Sinnigson, owners – cabinetmaker, Becker Lumber Co.
- 1927 Charles and Mary Sinnigson, owners – carpenter
- 1924 Charles and Mary Sinnigson, owners – carpenter
 George A. Sinnigson – student, UT
- 1922 Charles S. and Mary Sinnigson, owners – carpenter
 George A. Sinnigson – student, UT
- 1920 Charles and Mary Sinnigson, owners – carpenter
 George A. Sinnigson – student
 Albert W. Berner, renter - stonecutter
- 1918 Charles S. and Mary Sinnigson, owners – carpenter
 George A. Sinnigson – student
 Albert W. Berner, renter – stonecutter, A. L. Gooch
 George H. Berner, renter
- 1916 Charles Sinnigson, owner – carpenter
 George H. Berner, renter
 Miss Nellie G. Cruz, renter – nurse
- 1914 Charles Sinnigson, owner – carpenter
 Albert C. Brownlee, renter
- 1912 Charles Sinnigson, owner – carpenter
 George H. Berner, renter – retired
 Miss Nellie G. Cruz, renter – nurse
 Miss Gatie Brown, renter – nurse
- 1909 Charles Sinnigson, owner – carpenter
 Miss Gatie Brown, renter – nurse
- 1906 Charles Sinnigson, owner – carpenter
- 1905 Charles Sinnigson, owner – carpenter
 Miss Pernie C. Satterwhite, renter – nurse

- 1903 Charles Sinnigson, owner – foreman carpenter, R. C. Lambie
- 1900 Charles and Mary Sinnigson, owners – carpenter (per 1900 census)
- 1897 Charles Sinnigson, owner – carpenter, R. C. Lambie
- 1895 James E. Polhemus – brick contractor and builder
Note: Charles Sinnigson, carpenter, listed at 401 E. 16th St., corner of Trinity Street.
- 1893 James E. Polhemus – brick contractor and builder, shop and residence 1100 E. 2nd at corner of Medina
Ogden Polhemus—apprentice bricklayer
Note: Charles Sinnigson, stage manager Millett Opera House and stage carpenter Hyde Park Pavilion, listed at 401 E. 16th St.
- 1891 Jarrett R. Browder – clerk for W.B. Walker, res. 1100 E. 2d corner Medina
J.E. Polhemus, plasterer and contractor, listed in Fairview Park.
- 1889-90 Robert F. Holman – Marshall, Holman & Co., res. 1100 E. 2d corner Medina
Note: Marshall, Holman & Co. is listed as having a “club room” over 601 Congress at the corner of East 6th.
- 1887-88 Jonah Van Wie – contractor and builder, res. 1100 E. 2d corner Medina

Historical Information



1900 Sanborn map, 1935 Sanborn map, 1962 Sanborn map

SHERIFF'S SALE.

By virtue of a certain order of sale issued by the clerk of the district court of Travis county on the 6th day of June, 1894, in a certain cause wherein R. C. Lambie is plaintiff and Chas. A. Newning et al are defendants, in favor of the said plaintiff for the sum (\$1960) nineteen hundred and sixty dollars, with interest thereon at the rate of 12 per centum per annum from date of judgment, together with all costs of suit, that being the amount of a judgment recovered by the said R. C. Lambie, plaintiff, in the district court of Travis county, on the sixth day of June, 1894, I have levied upon, and will, on the first Tuesday in August, 1894, it being the seventh day of said month, at the courthouse door in the city of Austin, within legal hours, proceed to sell for cash to the highest bidder all the right, title, and interest of Chas. A. Newning, Geo. P. Warner, James E. Polhemus and his wife C. W. Polhemus and R. L. Brown, in and to the following described real estate; levied upon as the property of Chas. A. Newning, Geo. P. Warner, James E. Polhemus and his wife C. W. Polhemus, and R. L. Brown, to wit: Lots 19 and 20 in block two outlot 18, division O, City of Austin, Travis county, Texas. The above sale to be made by me to satisfy the above described judgment for nineteen hundred and sixty dollars in favor of R. C. Lambie, together with the costs of said suit, and the proceeds applied to the satisfaction thereof.

R. E. WHITE,
 Sheriff Travis County.
 Austin, Texas, July 13th, 1894.

At Auction by the Southwestern Auction Company.

Contents of six-room residence, viz: 3 good M. T. French dresser bed chamber suites; 1 first class parlor suite, beds and bedding; feather pillows, glassware, silver ware, queenware, sideboard; 1 good cook stove and fixture; kitchen and dining room ware; 1 first-class walnut case; cabinet organ; Brussels two and three ply carpets. In fact everything that goes to make up a first-class household, and one (Ellis Mfg., good as new) phaeton, cost \$300; 1 buggy horse, been handled by lady and safe for a 10-year-old child to drive, 1 set buggy harness; 1 milch cow and calf, in good order. The above will be sold without reserve on Monday morning, October 10, at 11 o'clock sharp. Come and get bargains. Ladies especially invited. Remember the place and date. No. 1100 East Second street.

T. W. Orr,
 Auctioneer.

MY PARTNER
 Presented at Hyde Park Pavilion Last Night Most Successfully.

When Mr. Urle of the electric line announced that he had ordered a full setting of stage scenery from Seaman & Sons of Chicago, to put in his pavilion at Hyde Park the public little expected to see such elaborate and artistic work and so much of it as greeted the eye of all those present last night. There are forty pieces now in use upon the stage, which is 60x50 feet with flies 25 feet, and the whole combine one parlor set, very handsome indeed in design, one kitchen and plain set, also a landscape and street scene set.

The stage furniture is complete in every respect, from the tormentors on down to the kitchen chair, and there is nothing lacking to add to the effectiveness of any presentation. Under the management of Stage Carpenter Simmison last night the setting was both beautiful and artistic, and too much praise cannot be allotted him. To Mr. Urle the people of Austin are certainly indebted in this instance as in many others for giving them the very best and most beautiful money can buy, and the Hyde Park pavilion now stands on an equal footing with any opera house in the state.

The Austin Daily Statesman (1880-1889); 08 Oct 1887: 5.

*MY PARTNER: Presented at Hyde Park Pavilion Last Night Most Successfully. Austin Daily Statesman (1891-1902); 19 Aug 1892: 5
 Austin Daily Statesman (1891-1902); 22 July 1894: 6.*

—James E. Polhemus, a long resident of our city, has accepted an appointment at the office of the court of marshal at Key West, Fla., and left last night on the Central to take charge of the office at once.

Cement tiling is being used very largely for bath rooms and halls. One reason for its popularity lays in the fact that it is easily kept clean and thus from a hygienic standpoint it is an important factor for healthfulness. J. E. Polhemus of South Austin has met with great success in laying these tiles. Many residences in Austin are now having their halls and bath rooms covered. The cost is not very great and it is a decided improvement over carpet, matting or oil cloth. Samples are displayed in Tengarden & Shumate's show window.

SIDEWALK NOTES. Austin Daily Statesman (1891-1902); 13 May 1898: 2.

Austin Daily Statesman (1891-1902); 09 Apr 1902: 3

DEATHS IN AUSTIN

Henry H. Sinnigson, Sr.

Henry H. Sinnigson, Sr., a well known citizen of Austin, aged 78 years, died yesterday morning at the family residence, 1804 East Twenty-third street. The deceased was the father of Chas. S. Sinnigson, a well known builder of Austin.

The funeral will be held this afternoon at 4:30 o'clock from the family residence, and the remains will be interred in the City cemetery.

DEATHS IN AUSTIN. The Austin Statesman (1902-1915); 03 Mar 1904: 3

Death of an Old Austin Pioneer. The Austin Statesman (1902-1915); 03 Mar 1904: 4.

CHARLES SINNINGSON

Charles Sinnigson, 75, resident of Austin all of his life, died at his home, 1100 East Second, Friday night. He is survived by his widow, Mrs. Mary E. Sinnigson; one son, G. A. Sinnigson of Dallas; one sister, Mrs. Helen James of Houston, and one brother, Henry Sinnigson of Taylor, Texas.

Funeral services will be held from the Cook funeral home Sunday at 4:30 p. m. with the Rev. T. N. Barton officiating. Burial will be in Oakwood cemetery.

Pallbearers for the Sinnigson funeral were: P. M. Burroughs, B. J. Council, Eugene Flegel, G. W. Griffin, Adolph Hoeffelder and A. R. Foster.

The Austin American (1914-1973); 25 Feb 1934: 5.

THE DEAD. The Austin Statesman (1921-1973); 02 Aug 1937: 2.

SINNINGSON—Mrs. Mary Elizabeth Sinnigson, 73, died at the residence, 1100 East Second street, Thursday night. She was the widow of the late Charles Sinnigson. She is survived by one son, George A. Sinnigson of Fort Worth; one brother, A. W. Berner, and one sister, Mrs. Elizabeth Schmidt, both of Austin. Funeral services were to be held from 1100 Colorado street Friday at 3 p. m. with the Rev. Charles T. Hardt of the Ward Memorial church officiating. Pallbearers: Joe Hart, Jerome Schwab, A. Willis Armstrong, Bob Armstrong, Leslie Crockett and W. B. Hart. Burial was to be in Oakwood cemetery.

THE DEAD. The Austin Statesman (1921-1973); 22 Apr 1938: 2.

Obituary. The Austin Statesman (1921-1973); 16 Dec 1941: 17

Death of an Old Austin Pioneer.

Yesterday morning one of the oldest residents of our Capital city, Mr. Henry Sinnigson, departed this life at the ripe old age of 78 years, after a lingering illness at his cozy home, 1804 East Twenty-third street. The deceased was born at Darmstadt, Germany, came to Austin in 1849 and has lived here ever since, honored and respected by every one who became acquainted with him. He leaves an aged widow, two sons, Henry and Charles; one daughter, Mrs. Helen Jones, and a stepson, Mr. John Foth, who mourn the loss of a dearly beloved husband and father. The funeral will take place at 4:30 this (Thursday) evening, from the residence, 1804 East Twenty-third street, and friends of the family are respectfully invited to attend.

POLHEMUS—Word has been received by friends here of the death, after a long illness, of Mrs. C. W. Polhemus, 84, at the home of her daughter, Mrs. H. S. Longley, and son, L. E. Polhemus, at Miami, Ariz. Burial was in the Masonic cemetery at Miami.

Mrs. Polhemus is survived by a second son, J. O. Polhemus, who resides at Wichita Falls; five grandchildren and five great-grandchildren.

ROAN: Albert Calvin Roan, 60, died at his home, 1100 East Second street at 6:30 a. m. Tuesday. Beside his widow, he is survived by one daughter, Mrs. T. R. Hartgrove of Austin; one step-daughter, Mrs. J. H. Cook of Fort Worth; one son, F. C. Roan of Beaumont; four sisters, Mrs. Annie Millford and Mrs. S. P. Poe of Commerce, Mrs. John Hoover of Newlin and Mrs. Carrie Amls of Emory; three brothers, E. V. Roan of Chilton, Will Roan and Denzal Roan of Commerce. The body is at the Cook Funeral home awaiting the arrival of out of town relatives.



CLIFFORD VERNON WHITT

Austin Nava Is Awarded

BY BETTYE RAWLAND

Lieutenant (jg) Earnest Leonard Jr., son of Mr. and Mrs. Earnest Leonard, 1408 West 13th Street, was recently awarded the Air Medal at Williams Air Force Base, Chandler, Ariz.

Lt. Leonard, who attended Austin High School and spent four years at the University of Texas, received the medal for meritorious achievement during aerial flights in the Korean theater between September and October, 1950. As a pilot of a fighter plane, he participated in 20 flights over hostile territory.

Lt. Leonard is now a jet instructor at Williams AFB under an exchange plan between various branches of the armed forces in order to acquaint leaders with procedures in other outfits.

Clifford Vernon Whitt, fireman apprentice, is visiting his mother, Mrs. Lula Lockhart, 1100 A East Second Street, and his wife while here on a 30-day leave.

At the end of his leave he will be stationed at Coronado Island, Calif.

Station Break 'Engraved' On Austinites' TV Screen

Mr. and Mrs. E. V. Cox of 1100 East Second Street are seeing strange things on their television set.

They're seeing the Garry Moore Show 24 hours a day, every day.

It's not the whole show, understand. In fact, horror of horrors, it's a station break. Fortunately, there's no sound and consequently no commercial.

"It started about 10 days ago," said Cox. "I thought it was dust at first, and I kept trying to wipe it off. Then I thought it was a reflection—so I closed the door, pulled down the blinds and turned the lights off. It was still there—and it's getting worse.

The image is there, all right, although it's in negative and extremely difficult to photograph. The picture shows clearly the words "GARRY MOORE." In the background is a kind of topsy-turvy house. The image is flashed on the screen during Moore's 12:30 p. m. show for station breaks. Cox says the image isn't visible when

the set is on. Turn it off, though, and there it is—bright as day.

R. L. Jett, a television repairman at Montgomery Ward who investigated the phenomena, said there is no explanation.

"We've never been able to figure these things out," he said. "I can recall only two or three instances over the nation. There was one in New York last year that had the image of a girl singer engraved on the tube, singing and all with her mouth wide open. That one was so vivid it obscured regular programs."

The solution: The Coxs will get a new picture tube, said Jett.

Austin Naval Officer Is Awarded Air Medal. Rawland, Bettye. The Austin Statesman (1921-1973); 21 Oct 1952: A9.
Station Break 'Engraved' On Austinites' TV Screen. The Austin Statesman (1921-1973); 16 Apr 1954: 17.

ROBERT McCOY NOLEN

Robert McCoy Nolen, 1100 East Second Street, died in a local hospital Tuesday evening.

He is survived by his widow, Mrs. Gladys Nolen of Austin; four daughters, Mrs. Bernamaud Hall of Odessa, Mrs. Oleta Fields of Lubbock, Mrs. Juanita Perez of Costa Rica and Edith Fay Nolen of Austin; four sons, Paul Nolen, Howard F. Nolen of Aransas Pass, Lester F. Nolen and Robert McCoy Nolen Jr. all of Austin; three sisters, Mrs. Bunch Lyles of Littlefield, Mrs. Ethel Redwine and Mrs. Eva Hicks of Brownfield; and one brother, Clyde Nolen of Oklahoma City.

Funeral arrangements are pending at the Cook Funeral Home.

JERRY ALLEN MALONEY

Funeral services for Jerry Allen Maloney, 49, of 1100 East Second, were held Tuesday morning at the Cristo Rey Church under direction of the Weed-Corley Funeral Home. The Rev. Frank Briganti officiated and burial was in Assumption Cemetery. Rosary services were held Monday night.

DEATHS AND FUNERALS. The Austin Statesman (1921-1973); 28 Dec 1955: 6.
DEATHS, FUNERALS. The Austin Statesman (1921-1973); 04 Nov 1958: 10.

City of Austin - Historic Preservation Office
Historic Zoning Application Packet

A. APPLICATION FOR HISTORIC ZONING

PROJECT INFORMATION:

DEPARTMENTAL USE ONLY	
APPLICATION DATE: <u>11-1-23</u>	FILE NUMBER(S) _____
TENTATIVE HLC DATE: <u>11-1-23</u>	
TENTATIVE PC or ZAP DATE: <u>11-28-23</u>	
TENTATIVE CC DATE: _____	CITY INITIATED: YES / NO
CASE MANAGER <u>Kalan Contreras</u>	ROLLBACK: YES/NO
APPLICATION ACCEPTED BY: _____	

BASIC PROJECT DATA:

1. OWNER'S NAME: PECAN PROPERTIES

2. PROJECT NAME: NA

3. PROJECT STREET ADDRESS (or Range): 1100 E. 2nd St.
COUNTY: Travis

IF PROJECT ADDRESS CANNOT BE DEFINED ABOVE:
 LOCATED _____ FRONTAGE FEET ALONG THE N. S. E. W. (CIRCLE ONE) SIDE OF
 _____ (ROAD NAME PROPERTY FRONTS ONTO), WHICH IS
 APPROXIMATELY _____ DISTANCE FROM ITS
 INTERSECTION WITH _____ CROSS STREET.

AREA TO BE REZONED:

4. 7,780.50 sq ft

5. ZONING AND LAND USE INFORMATION:

EXISTING ZONING	EXISTING USE	TRACT# (IF MORE THAN 1)	ACRES / SQ. FT.	PROPOSED USE	PROPOSED ZONING
SF-3-NP	Rental property		7780 sqft	same	SF-3-H-NP

RELATED CURRENT CASES:

6. ACTIVE ZONING CASE? (YES / NO)	FILE NUMBER: _____
7. RESTRICTIVE COVENANT? (YES / NO)	FILE NUMBER: _____
8. SUBDIVISION? (YES / NO)	FILE NUMBER: _____
9. SITE PLAN? (YES / NO)	FILE NUMBER: _____

City of Austin - Historic Preservation Office
Historic Zoning Application Packet

PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):

10a. SUBDIVISION REFERENCE: Name: **LOT 19-20 BLK 2 OLT 18 DIV O SHELLEY N G SUBD**
Plat Book: 5534 Page Number:0612

10b. METES AND BOUNDS (Attach two copies of certified field notes if subdivision reference is not available or zoning includes partial lots)

DEED REFERENCE CONVEYING PROPERTY TO PRESENT OWNER AND TAX PARCEL I.D.:

11. Instrument # 2004004916TR

TAX PARCEL I.D. NO. **0204051714**

OTHER PROVISIONS:

12. IS PROPERTY IN A ZONING COMBINING DISTRICT / OVERLAY ZONE? YES / NO

TYPE OF COMBINING DIST/OVERLAY ZONE (NCCD, NP, etc) **NP**

13. LOCATED IN A LOCAL OR NATIONAL REGISTER HISTORIC DISTRICT? YES / NO

14. IS A TIA REQUIRED? YES / NO (NOT REQUIRED IF BASE ZONING IS NOT CHANGING)

TRIPS PER DAY: _____

TRAFFIC SERIAL ZONE(S): _____

OWNERSHIP TYPE:

15. SOLE COMMUNITY PROPERTY PARTNERSHIP CORPORATION TRUST

If ownership is other than sole or community property, list individuals/partners/principals below or attach separate sheet.

OWNER INFORMATION:

16. OWNER CONTACT INFORMATION

SIGNATURE: _____ NAME: **Joshua Brunsmann**

FIRM NAME: **Pecan Properties** TELEPHONE NUMBER: _____

ADDRESS: **605 W 10TH ST AUSTIN TX 78701-2023**

EMAIL ADDRESS:

AGENT INFORMATION (IF APPLICABLE):

17. AGENT CONTACT INFORMATION

Historic Landmark Commission C/O Kalan Contreras

FIRM NAME: Historic Preservation Office TELEPHONE NUMBER: 512-974-2727

STREET ADDRESS: P.O. Box 1088 Austin, TX 78767

EMAIL ADDRESS: kalan.contreras@austintexas.gov

1100 E 2nd St (Duplex)

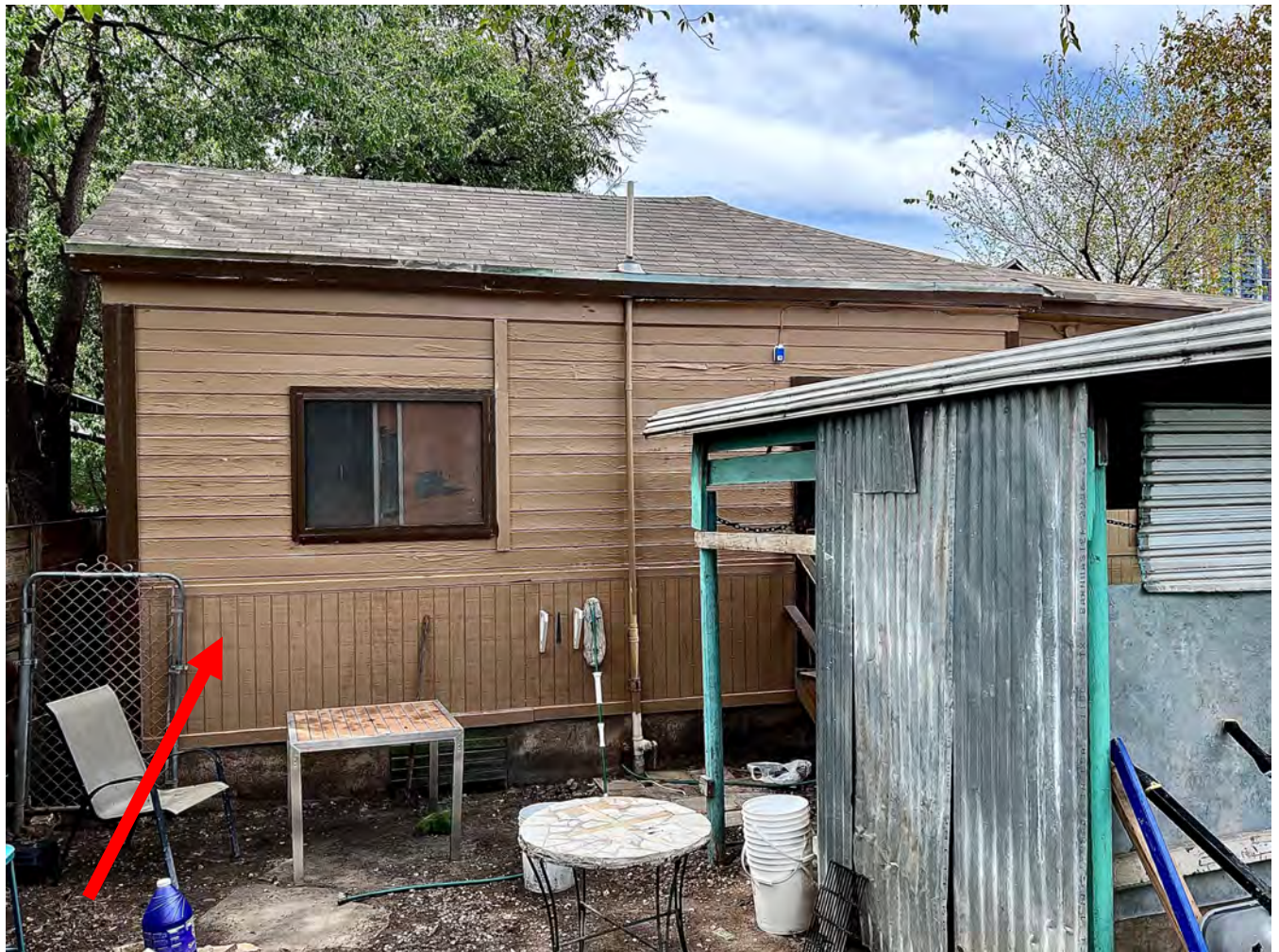










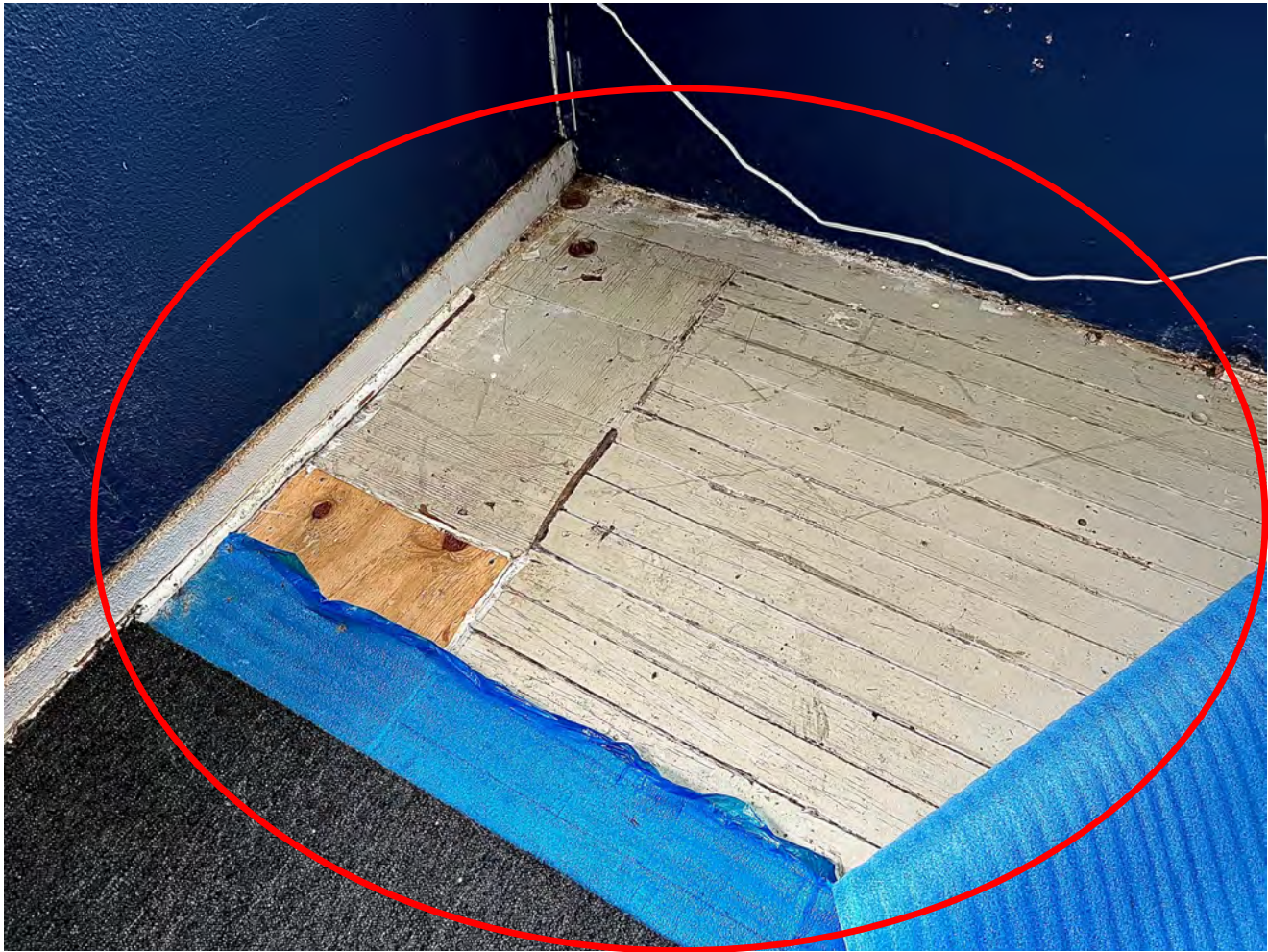






















General Information

Location: **1100 E 2ND ST**
Parcel ID: **0204051714**
Grid: **MJ21**

Planning & Zoning

*Right click [hyperlinks](#) to open in a new window.

Future Land Use (FLUM): **Single Family, Transportation**

Regulating Plan: **No Regulating Plan**

Zoning: **SF-3-NP**

Zoning Cases: [C14-00-2102](#)

Zoning Ordinances: **001214-20**
[19990225-070b](#)

Zoning Overlays: **ADU Approximate Area Reduced Parking
Convention Center
Residential Design Standards: LDC/25-2-Subchapter F
Selected Sign Ordinances**

Neighborhood Plan: [EAST CESAR CHAVEZ](#)

Infill Options: **Secondary Apartment Infill Option, Small Lot Amnesty Infill Option**

Neighborhood Restricted Parking Areas: --

Mobile Food Vendors: --

Historic Landmark: --

Urban Roadways: **Yes**

Zoning Guide

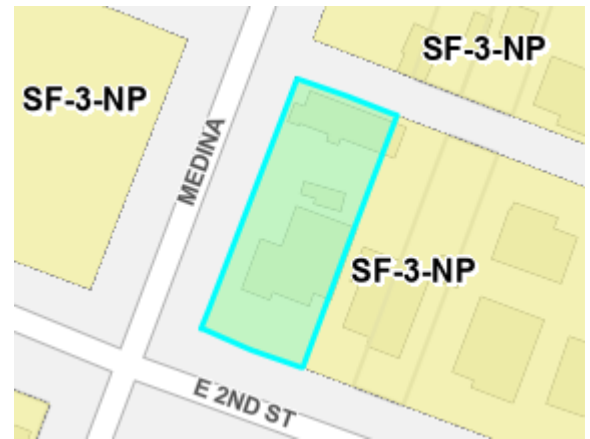
The [Guide to Zoning](#) provides a quick explanation of the above Zoning codes, however, the [Land Development Information Services](#) provides general zoning assistance and can advise you on the type of development allowed on a property. Visit [Zoning](#) for the description of each Base Zoning District. For official verification of the zoning of a property, please order a [Zoning Verification Letter](#). General information on the [Neighborhood Planning Areas](#) is available from Neighborhood Planning.

Environmental

Fully Developed Floodplain: **No**
FEMA Floodplain: **No**
Austin Watershed Regulation Areas: **URBAN**
Watershed Boundaries: **Waller Creek**
Creek Buffers: **No**
Edwards Aquifer Recharge Zone: **No**
Edwards Aquifer Recharge Verification Zone: **No**
Erosion Hazard Zone Review Buffer: **No**

Political Boundaries

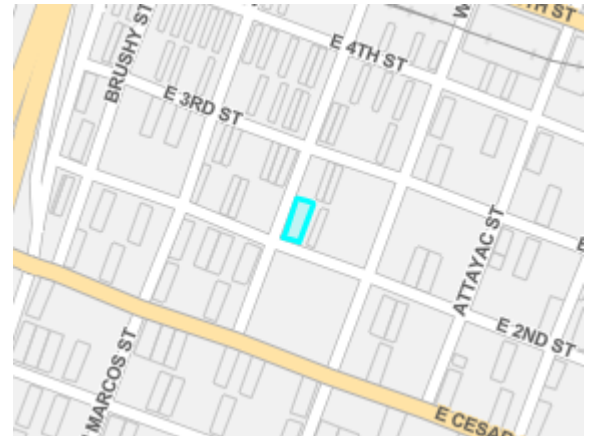
Jurisdiction: **AUSTIN FULL PURPOSE**
Council District: **3**
County: **TRAVIS**
School District: **Austin ISD**
Community Registry: **Austin Independent School District, Austin Lost and Found Pets, Austin Neighborhoods Council, Barrio Unido Neighborhood Assn., Capital Metro, Del Valle Community Coalition, East Austin Conservancy, East Cesar Chavez Neighborhood Association, East Cesar Chavez Neighborhood Plan Contact Team, El Concilio Mexican-American Neighborhoods, Friends of Austin Neighborhoods, Greater East Austin Neighborhood Association, Guadalupe Neighborhood Development Corporation, Homeless Neighborhood Association, Neighborhood Empowerment Foundation, Neighbors United for Progress, Preservation Austin, SELTexas, Sierra Club, Austin Regional Group, Tejano Town, Waterloo Greenway**



Zoning Map



Imagery Map



Vicinity Map



Urban Building Services LLC
(512) 76-UBSTX
[REDACTED]
www.ubstx.com

To: Joshua Brunzman
1100 E 2nd St.
Austin TX, 78702

10/02/2023

Building Type: Residential House
Inspection Type: Foundation & Framing

A licensed ICC building inspector under my supervision from Urban Building Services of Texas LLC performed an onsite inspection of the address mentioned above. The inspector performed visual inspections of the property and foundation measurements utilizing a digital altimeter.

Foundation System – this property has portions of the home on a concrete foundation system, and other portions are on a pier and beam foundation system.

1. The home's pier and beam foundation portion has a height differential of 4.5" from the highest to the lowest points, with multiple failed piers, rotten beams, and distressed framing.
2. The home's concrete foundation system has a differential of 3.2", excluding the patio slope.
3. Any attempts to level out the foundation would most likely cause the structure to shift and collapse.

Framing Systems – The home is constructed with 2" x 4" wall systems, 2" x 10" floor framing on the pier and beam portions, 2" x 6" ceiling joists, and 2" x 4" roof framing.

1. The property's wood framed flooring system has considerable damage, wood rot, and signs of WDI in various locations. The carrier beams being supported by the piers have up to 2" of sag between load-bearing points.
2. The home's exterior walls show signs of decay and WDI. These were identified using visual inspection methods and thermal cameras.
3. The structure's ceiling joists system shows signs of deflection but not more than expected in a structure of this age.
4. The roof framing system of this property has considerable signs of damage. The damage includes rotten framing from prior roof leaks, cracked and broken framing members, and excessive deflection in the roof due to foundation failure.

Conclusion – Due to the amount of structural damage to this property caused by the foundation failure, age, water leaks, WDI's, and the condition of other structural components, it is my opinion that this property is past the point of repair.

Ryan Logan PE
Registered Professional Engineer
State of Texas
No. 136491



Ryan Logan PE, Jonathan Kaplan, Urban Building Services of Texas, and its employees, representatives, and inspectors have made a good-faith effort to ensure that the information herein is reliable and accurate. If other information is found that alters, contradicts, or otherwise materially changes the information contained herein, we reserve the right to amend the contents of this letter.