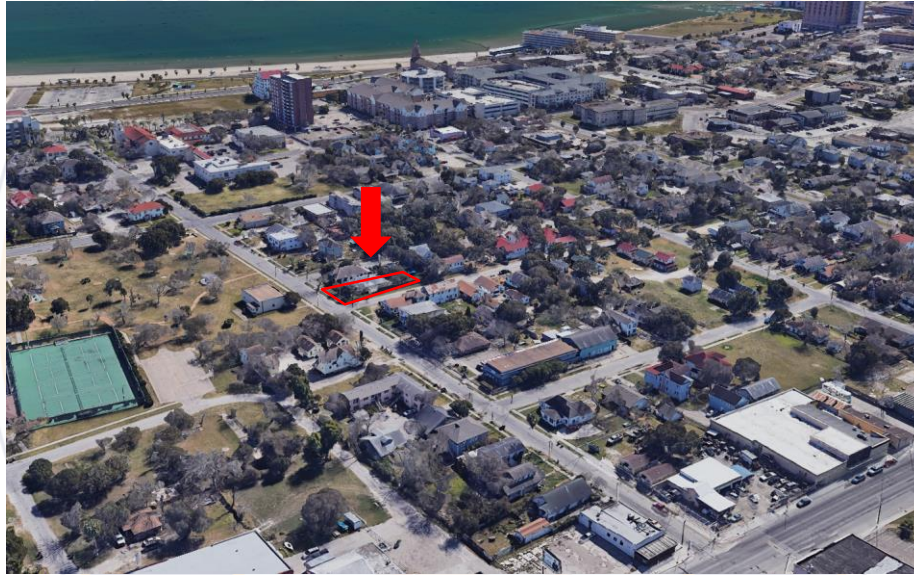


ZONING CASE 0322-05



Todd-Budd Home
Rezoning for a Property at 805 Park Avenue
From “RM-1” To “RM-1/H”

City Council Meeting: 5/10/2022

AERIAL OVERVIEW



HISTORIC PROFILE

- 805 Park Avenue was the residence of Corpus Christi attorney Jefferson D. (JD) Todd Sr., and his wife Minnie Lucille from 1910 until JD's death in 1945.
- The property is known as the Todd-Budd home.
- In 1911 JD Todd Sr. and O.M. Suttle had a law firm, City National Bank Building.
- JD Todd Sr. was also associated with CC Abstract Company.
- The City's 1910 census shows JD Todd Sr. and his family living at 805 Park Avenue.
- His son, Jefferson D. Todd Jr. was raised at 805 Park Avenue and was listed in the 1923-1924 Corpus Christi City Directory as a student.
- The 1930 Census shows JD Todd Jr., age 23, still living at Park Avenue.
- J.D. Todd, Jr. served as an attorney in Nueces County, as the Nueces County District Attorney, and as a District Court Judge.
- Robert H. Budd, who immigrated to Corpus Christi during the Mexican Revolution, purchased the home in 1971. The Budd family still owns the home.

ARCHITECTURAL STYLE

- 805 Park Avenue is a 113-year-old home located in its original location at the corner of Park Avenue and 6th street.
- The home was built in 1909.
- Its architectural style is that of a Craftsman Bungalow.
- It has a composition shingled pyramidal roof with a dormer at the front of the house and two brick chimneys, one for a fireplace and one for a burning stove.
- The wide overhanging eaves have exposed rafters under the eaves.
- It has a front porch that runs the width of the house with integral boxed wooden shingled columns supporting the porch.
- The sides of the porch are also wood shingled.
- The porch floor is wooden.
- The foundation is pier and beam.
- It has a back enclosed porch also the width of the back of the house.

LANDMARK COMMISSION

UDC REQUIREMENT: §3.4.3.A

In determining whether to approve, approve with conditions, or deny the historic overlay or landmark designation, the applicable review bodies shall consider the following criteria:

1. The property has received prior recognition as a Registered Texas Landmark, a national historic Landmark or as an entry in the National Register of Historic Places.
2. The property has character, interest or value as part of the development, heritage or cultural characteristics of the City, State of Texas or the United States.
3. The property is the site of significant historic event.
4. Its identification with a person who significantly contributed to the culture and development of the City.
5. The property exemplifies the cultural, economic, social or historic heritage of the City.
6. The property portrays the environment of a group of people in an era of history characterized by a distinctive architectural style.

LANDMARK COMMISSION

UDC REQUIREMENT: §3.4.3.A

7. The property embodies distinguishing characteristics of an architectural type or specimen.
8. The property may be classified as the work of an architect or master builder whose individual work has influenced the development of the City.
9. The property embodies elements of architectural design, detail, materials or craftsmanship which represent a significant architectural innovation.
10. The property is related to other distinctive areas which are eligible for preservation according to a plan based on a historic, cultural or architectural motif.
11. The property has a unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood, community of the City.
12. The property has archeological value in that it has produced or can be expected to produce artifacts affecting historic or prehistoric study.

EXISTING PHOTOGRAPHS



EXISTING PHOTOGRAPHS




EXISTING PHOTOGRAPHS

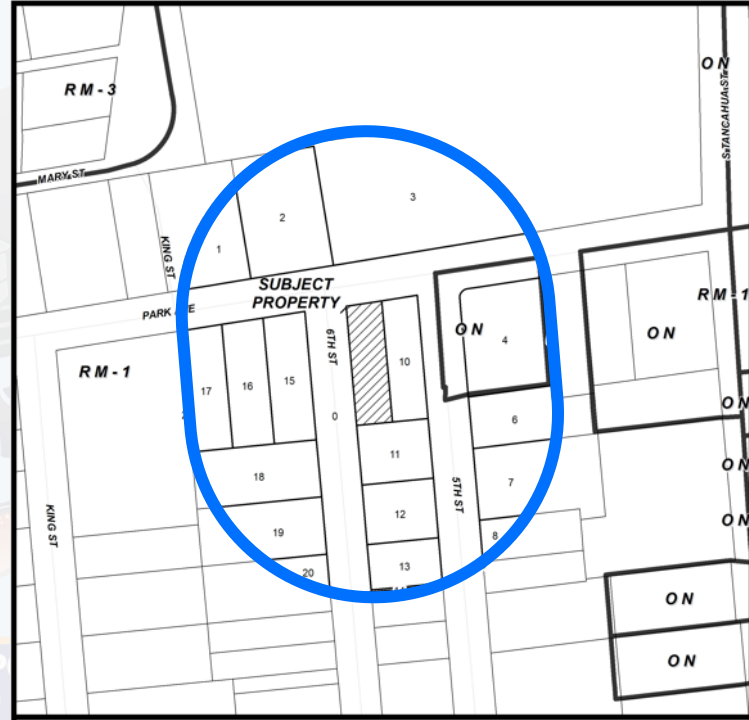


PUBLIC NOTIFICATION

21 notices mailed inside 200' buffer
0 notice mailed outside 200' buffer

-  Notification Area
-  Opposed*: 0
-  In Favor: 0

**Notified property owner's land in SQF/ Total square footage of all property in the notification area = Percentage of public opposition.*



STAFF RECOMMENDATION

Approval of the
“RM-1/H” Multifamily Residential
District with a Historic Overlay

