

Historic Landmark Commission
October 24, 2011
Permits in National Register Historic Districts
NRD-2011-0082
Old West Austin
1810 W. 29th Street

PROPOSAL

Demolish an existing c. 1946, 1,155 sf house.

PROJECT SPECIFICATIONS

The existing c. 1946 residence is a 1,155 sf, one story wood frame, minimal traditional house with simple colonial revival details. The house is sided with horizontal wood siding. There is a concrete stoop leading to an offset front door. The door has 3:1 lites in the top third, and a very simplified colonial revival surround trim. There are two sets of 3:2 windows on the front façade with plank wood shutters. The roof is a side gabled form and is covered in 3 tab asphalt shingles. Building permit records indicate a rear addition was added in 1952.

The owner currently has no plans for new construction on the lot, and is pulling the demolition permit for a potential future buyer of the property.

STAFF COMMENTS

The house is listed as contributing to the Old West Austin National Register Historic District. The NRD has no design guidelines. Staff does not believe that the house has sufficient significance to meet two of the criteria for designation as a historic landmark.

The Old West Austin National Register Historic District has no design guidelines for new construction. Design guidelines in other historic districts address size, scale, massing, fenestration patterns, and materials. Applicable general design review guidelines state:

- The distinguishing original qualities or character of a property and its environment shall not be destroyed. Removal or alteration of any historic material or distinctive architectural features should be avoided.
- Distinctive stylistic features or examples of skilled craftsmanship, which characterize a property, shall be treated with sensitivity.
- Contemporary designs for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and are compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.

The proposed project will result in the total demolition of a contributing structure so does not meet the general design guidelines for the district.

STAFF RECOMMENDATION

Staff recommends that the owner reconsider requesting a proposed demolition permit. Staff further recommends that if the applicant continues to seek a demolition permit, the permit not be released until a City of Austin Documentation Package is submitted to the Historic Preservation Office and design plans for a replacement building are submitted for review and comment by the Historic Landmark Commission.

PHOTOS



1810 W. 29th Street – Front Elevation



1810 W. 29th Street – Side and Front Elevation



1810 W. 29th Street – Side Elevation



1810 W. 29th Street – Detached garage

OCCUPANCY HISTORY
1810 W. 29th Street
c. 1946

City Directory Research, Austin History Center
 By City Historic Preservation Office
 September 2011

1985-86	Karen M. White Research Associate
1980	Karen M. White Research Associate, State Legislative Council
1975	Linda Briley (householder) Sandra Briley (resides/rooms)
1970	Bryce H. Parker Student
1966	Vacant
1965	Vacant
1963	Clyde and Nellie Higdon, owners Office Manager, Schuenack Roofing
1960	Alvin B. and Lilla M Cogdill, owners Audio Visual Education Specialist, University of Texas Porter Junior High (occupation not cited)
1957	Robert G. Brown Assistant Professor, University of Texas
1954	Lawrence J. and Jo Anne Shelton, owners Salesman, Howard Kuhlman
1952	Elmo R. and Ruth Ashford, owners Building Manager, Western Reserve Life Insurance
1949	Aubrey D. and Frances Irwin, owners Student, University of Texas
1947	Aubrey D. and Frances Irwin, owners Student, University of Texas
1944-45	No address listed in the directory.

NOTE: City water service permits (see below) show that the house was built in 1946.

Sec. 209

WATER SERVICE PERMIT

Austin, Texas

Received of A. D. IRWIN Date 3-9-46

Address 1810 WEST 29th

Amount TWO AND 50/100 \$ 2.50

Plumber T. E. MYLER Size of Tap 1/2"

Date of Connection 4-18-46

Size of Tap Made 3/4"

Size Service Made 3/4"

Size Main Tapped 2" C.I.

From Front Prop. Line to Curb Cock 5'

From W. Prop. Line to Curb Cock 37'

Location of Meter CURB

Type of Box LOC.H

Depth of Main in St. 1'

Depth of Service Line 2'

From Curb Cock to Tap on Main 4'

Checked by Engr. Dept. 7719-210-25-46

No. Fittings	Size	Material
1	Curb Cock	3/8"
1	Elbow	COPPER 3/4"
1	St. Elbow	3/4"
1	Bus. Plug	3/4" COPPER
1	Pipe	5' 3/4" COPPER
1	Lead Comp.	
1	Nipples	
1	Union	
1	Plug	7/16"
1	Tap	1/2"
1	Box	LOC.H
1	Lid	
1	Valves	
1	Job No.	
1	Req. No.	

INDEXED

Permit for Water Service, 1810 W. 29th Street, 3/9/1946

A. D. Irwin

1810 West 29th St.

209

14

Brykerwoods "C"

Frame residence and box garage.

29300 3-4-46

\$5,300.00

H. C. Symank

5

E. R. Ashford

1810 West 29th St.

209

14

1

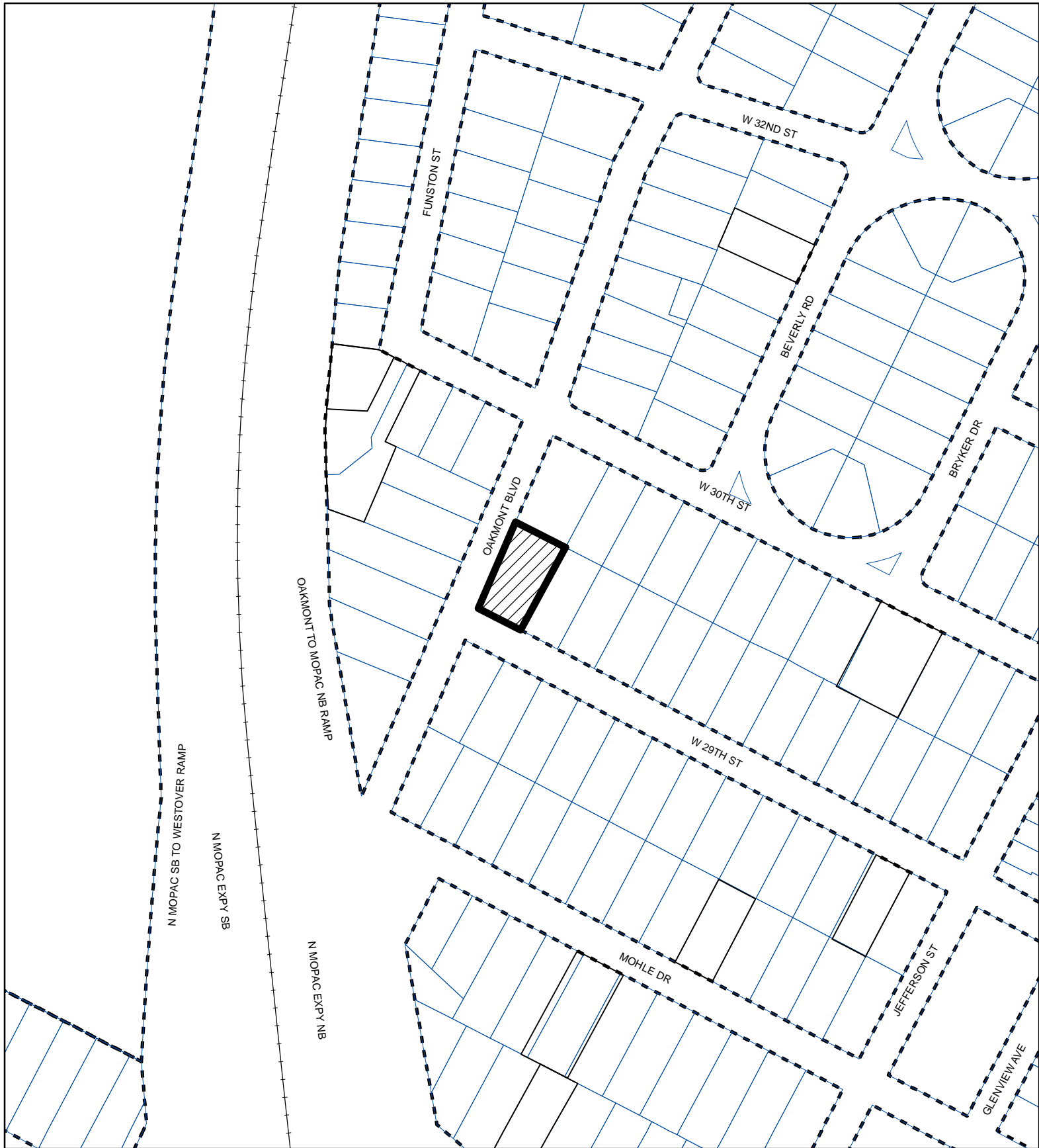
Brykerwoods "C"

Frame addition to rear of residence.

49722 1-3-52

\$1665.00

Ernest Parker



SUBJECT TRACT



ZONING BOUNDARY

NATIONAL REGISTER DISTRICT

CASE#: NRD-2011-0082
 LOCATION: 1810 W 29th Street
 GRID: H25
 MANAGER: ALYSON MCGEE



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