

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
JULY 28, 2014
NRD-2014-0058
1003 Shelley Avenue
West Line

PROPOSAL

Construct a one-story side addition and a two-story rear addition to an existing ca. 1923 frame bungalow. Construct a two-story garage apartment at the rear of the lot.

PROJECT SPECIFICATIONS

The applicant proposes to construct a one-story addition to the side of the existing house and a two-story rear addition. The front single windows in the house will be replaced with paired windows that match the windows on the sides of the house. The roof will be metal for the entire house including the additions, and a new metal-roofed awning over the front windows will be added. The proposed addition will have clipped gables to match the clipped front gable on the existing house. A new stone exterior chimney will be added to the right side of the proposed one-story addition.

The applicant further proposes the construction of a garage apartment at the rear of the lot. The proposed garage apartment will have clipped side gables and will have siding and a metal roof to match the addition to the main house. Fenestration in the proposed garage apartment will be single, double, and triple 1:1 windows.

STANDARDS FOR REVIEW

The house is contributing to the West Line National Register Historic District, which has no specific design guidelines for additions. General design principles for historic districts encourage additions to the rear of the house with scale, massing, materials, and fenestration patterns complementing the house and other contributing houses within the district.

RESEARCH

The house was built in 1923 by Marie Abramson, a Swedish-born farm widow, whose daughter Annie married Walter Bodling, who worked for the telephone company as a lineman. The Bodlings lived in this house for the rest of their lives.

STAFF RECOMMENDATION

Main house: Recommend that the applicant lower the roofline of the two-story addition and simplify the gables – if this addition had only one gable, the proposed addition would be less overwhelming to the overall composition of the house and would loom less over the original house. Staff further recommends that the applicant break up the front façade of the proposed two-story addition with a window or two so that the street view of the addition is less monolithic. The side addition is very compatible with the overall composition of the house. Staff further recommends that the applicant maintain the existing single windows in the front of the house to preserve its integrity of design; while the change to double windows is compatible with the style of the existing house, it is not true to the existing historic configuration of the house. Staff further recommends against the metal-roofed awning over the existing front windows of the house – shading should be accomplished through a less modern-appearing device, such as a canvas awning.

Garage apartment: Approve as proposed. The garage apartment meets all applicable general design principles for compatibility with the main house and the historic district.



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 200'

CASE#: NRD-2014-0058
Address: 1003 SHELLEY AVENUE

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 and represents only the approximate relative location of property boundaries.

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1003 Shelley Avenue
ca. 1923



OCCUPANCY HISTORY
1003 Shelley Avenue

City Directory Research, Austin History Center
By City Historic Preservation Office
December, 2006

1992	W.G. Bodling, owner Retired
1985-86	W.G. Bodling, owner Retired
1981	W.G. Bodling, owner Retired
1977	Annie A. Bodling, owner Widow, Walter G. Bodling No occupation listed
1973	Walter G. and Annie A. Bodling, owners Retired
1968	Walter G. and Annie A. Bodling, owners Retired

1962	Walter G. and Annie A. Bodling, owners No occupation listed
1958	Walter G. and Annie Bodling, owners Tester, Telephone Company
1955	Walter G. and Annie Bodling, owners Deskman, Telephone Company Also listed is Walter G. Bodling, Jr., a student
1952	Walter G. and Annie Bodling, owners Test board operator Also listed is Walter G. Bodling, Jr., a collector for the Telephone Company.
1949	Walter G. and Annie Bodling, owners Test board man Also listed is Walter G. Bodling, Jr., a student at the University of Texas.
1947	Walter G. and Annie Bodling, owners Deskman, Southwestern Bell Telephone Company
1944-45	Walter G. and Annie Bodling, owners Deskman, Southwestern Bell Telephone Company
1942	Walter G. and Annie Bodling, owners Deskman, Southwestern Bell Telephone Company
1940	Walter G. and Annie Bodling, owners Deskman, Southwestern Bell Telephone Company
1937	Walter G. and Annie Bodling, owners Installation foreman, Southwestern Bell Telephone Company
1935	Walter G. and Annie Bodling, owners Lineman, Southwestern Bell Telephone Company
1932-33	Walter G. and Annie Bodling, owners Lineman, Southwestern Bell Telephone Company
1930-31	Walter G. and Annie Bodling, owners Lineman, Southwestern Bell Telephone Company
1929	Walter G. and Annie Bodling, owners Lineman, Southwestern Bell Telephone Company
1927	Walter G. and Annie Bodling, owners Repairman, Southwestern Bell Telephone Company
1924	Mrs. Marie Abramson, owner Widow, Otto Abramson No occupation listed

1922 The address is not listed in the directory.
 NOTE: Marie Abramson, the widow of Otto Abramson, is listed at 1112 W. 10th Street; she had no occupation listed.

BIOGRAPHICAL NOTES

Marie Abramson (ca. 1923 – ca. 1938)

Walter G. and Annie Bodling (ca. 1925 – ca. 1978)

Marie Abramson is listed as Mary Abramson, the wife of Otto Abramson, in the 1900 U.S. Census for the Manda settlement in Travis County. Manda was a Swedish settlement in the northeastern part of the county. Marie Abramson was 53 and had been born in Sweden. Her husband, Otto, was also 53, and had been born in Sweden. He was a farmer. They had 8 children, all born in Sweden, except for the youngest, Anna, 7, who had been born in Texas. Anna Abramson married Walter G. Bodling. Marie Abramson lived in a rear house at this address until her death in 1938.

The 1920 U.S. Census shows Mary Abramson as the owner of the house at 1112 W. 10th Street in Austin. She lived there with her daughter, Annie, 26, a telephone operator, 2 sons, and a widowed daughter with a young daughter. Her son Sam, 36, was a drum major in a theater; her son Aleck, 29 was a city firefighter. Her widowed daughter, Ellen McWilliams, was a telephone operator.

The 1930 U.S. Census shows Walter and Annie Bodling as the owners of this house, which was worth \$1,200. Both were 36, both had been born in Texas. Walter was a lineman for the telephone company. Their son, Walter G. Bodling, Jr. was 1. Marie [listed as Mary] Abramson lived in the rear of the property; she was 83.

The 1940 U.S. Census shows W.G. and Annie Bodling as the owners of this house, which was worth \$3,500. W.G. Bodling was a technician for the telephone company. Annie had no occupation listed. Their son, W.G., Jr. was 10.

**BODLING, Walter G., 81, of
 1003 Shelley Ave., died
 Thursday. Services pending at
 Weed-Corley Funeral Home.
 Survivors: wife, Mrs. Annie A.
 Bodling of Austin; son, Walter
 G. Bodling Jr., of Austin;
 sisters, Mrs. Mamie Franklin of
 Austin, Mrs. Roscoe Shanks of
 San Antonio and Mrs. Margaret
 Toole of Tulsa, Okla.**

Obituary of Walter G. Bodling
 Austin American-Statesman, January 2, 1976

**BODLING, Mrs. Annie A., 83, 1003
Shelley Ave., died Tuesday. Services
3:30 p.m. Thursday at Weed-Corley
Funeral Home. Survivor: son, W.G.
Bodling Jr. of Austin.**

Obituary of Annie A. Bodling
Austin American-Statesman, January 4, 1978