# ZONING CHANGE REVIEW SHEET

# CASE NUMBER: C14H-2015-0012

HLC DATE: July 27, 2015

# PC DATE:

**<u>APPLICANT</u>**: Historic Landmark Commission

HISTORIC NAME: Bambino House

**WATERSHED**: Lady Bird Lake

COUNCIL DISTRICT No. 5

ADDRESS OF PROPOSED ZONING CHANGE: 1000 Lund Street

**ZONING FROM**: SF-3 to SF-3-H

**<u>SUMMARY STAFF RECOMMENDATION</u>**: Staff recommends the proposed zoning change from Family Residence (SF-3) to Family Residence - historic landmark (SF-3-H).

# **QUALIFICATIONS FOR LANDMARK DESIGNATION:**

The ca. 1957 house is an excellent example of an AD Stenger designed house and

# HISTORIC LANDMARK COMMISSION ACTION:

# PLANNING COMMISSION ACTION:

**<u>DEPARTMENT COMMENTS</u>**: The house is not listed in any surveys that have been completed.

**CITY COUNCIL DATE:** 

<u>ACTION</u>:

**ORDINANCE READINGS**: 1<sup>ST</sup> 2ND 3<sup>RD</sup>

**CASE MANAGER**: Beth Johnson

**ORDINANCE NUMBER**:

**<u>PHONE</u>**: 974-6454

**NEIGHBORHOOD ORGANIZATION:** Barton Hills

# **BASIS FOR RECOMMENDATION:**

#### Architecture:

The house is an A.D Stenger mid-century modern house Tri-Spilt level home. It is a frame with stone veneer on the front of the building and an angular roof. Its architecture is unique in that the home was built to the geography of the lot. The building has many features that are characteristic of both Stenger and mid-century modern homes including a low pitched roof, heavy use of rock and wood, clearstory windows, and exposed rafter beams. The house won the May 1957 Home of the month and was built to the specifications of Charlotte Bambino, the original owner.

# Community Value:

A.D (Arthur Dallas) Stenger was A.D (Arthur Dallas) Stenger was a prominent mid-century modern designer/builder in Austin. He got his start after passing his professional licensing

exam in 1950 while a student at University of Texas School of Architecture. Leaving UT before completing the program, Stenger jumped into the post-war housing boom. Stenger was often compared to prominent California developer Joseph Eichler in the design sensibility and open living areas prominent in his designs. A "Stenger" home has low pitch gable roof, pronounced rafter tails, post and beam construction, and conservative foot print with most buildings being under 1500 square feet, and exposed beams and decking. Stenger also often included walls of collected stone, gable ends that terminate in a projecting point and cantilevered structural systems.

Stenger is one of Austin's most prominent mid-century modern architects and is often credited with establishing the mid-century modern movement in Austin. As a developer/building/architect he was involved with the houses from the conception, design, speculation, and construction. He concentrated his efforts in three areas: A.D. Stenger Addition, South Lund Park and Ridgewood Village. This house is in South Lund Park. While during the time that this house was built, speculative building was becoming popular, A.D Stenger continued to design buildings that were unique in their architecture and sculpted to the geography of their land. This house and the neighborhood it is in, is an example of how Stenger built to the lot. The lot has a dramatic drop in the rear and from the front of the building it seems to be a one story building, but Stenger built the house to follow the land and it becomes a 2 story building around a large boulder. The use of native stone, wide expanses of glass and natural siding materials were used to blend into the rockey, rough hillside.

The house is part of a larger representation of Stenger's work as a developer in that it is located in an area where there is a concentration of his homes. This particular building embodies unique features with the house being designed into the side of a hill, highlighting the topography of the Barton Hills neighborhood. This house is unique it that because of its location it offers views of the hills, the University and downtown Austin from a single room in the house. Stenger used this house to demonstrate that privacy and maximum views can be had even on an inside lot without estate-size surroundings. This house being part of a larger collection as well as having a unique design contributes to the character and image of Barton Hills.

PARCEL NO.: 010306033100

**LEGAL DESCRIPTION:** LOT 8 \*LESS N 10 FT + N 10 FT LOT 10 BLK H SOUTH LUND PARK SEC 1

**ESTIMATED ANNUAL TAX ABATEMENT:** \$5,879 (owner-occupied); city portion: \$1,717; \$2965 (income producing); city portion: \$858.

**<u>APPRAISED VALUE</u>**: \$570,832

**PRESENT USE**: Residential

**CONDITION:** Good

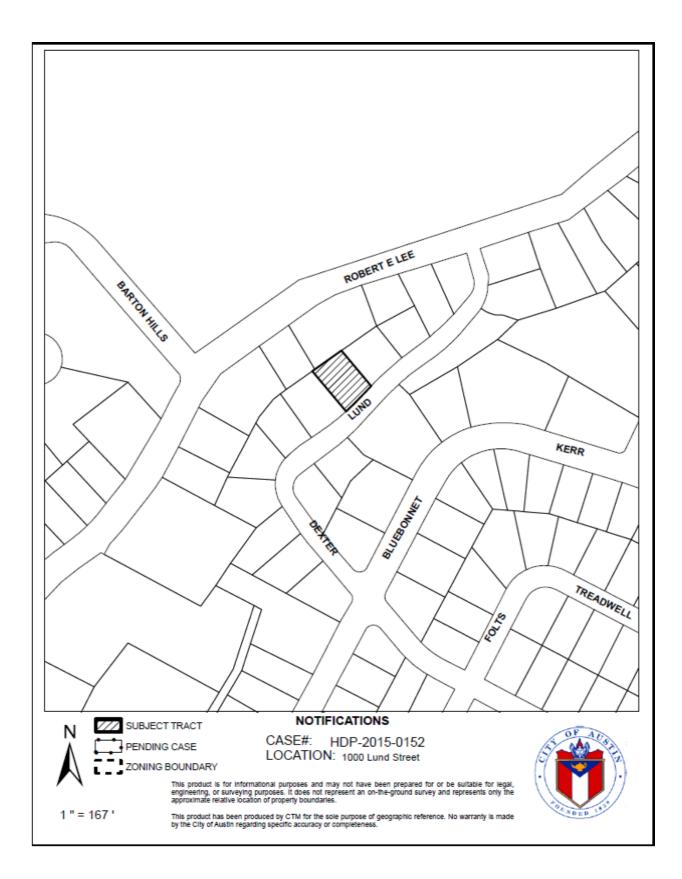
PRESENT OWNERS: David and Hayley Killiam P.O Box 499 Laredo Tx, 78042

**DATE BUILT**: ca. 1959

**<u>ALTERATIONS/ADDITIONS</u>**: Converted to a multi-family building from a single family.

**ORIGINAL OWNER(S):** Charlotte Bambino

**OTHER HISTORICAL DESIGNATIONS:** None.





#### OCCUPANCY HISTORY 1000 Lund St

# City Directory Research, Austin History Center By City Historic Preservation Office March, 2015

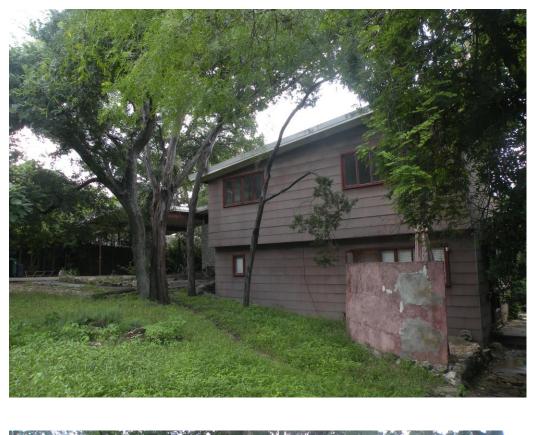
1992	<ul> <li>a. Gerald Shaw, renter, employed at Radian</li> <li>b. Elizabeth Jackson, renter, no occupation listed</li> <li>c. Marly Brophy, renter, student</li> <li>NOTE: Both Elizabeth Jackson and Marly Brophy were listed as new occupants</li> </ul>
1985-86 a.	Thias Bullard, owner, no occupation listed. b. David Knoll, renter, no occupation listed
1981	a. Thais Bullard, owner, apartment manger b. David Knoll, renter, architect at Jackson Architects
1977	<ul><li>a. Thais Freda J Bullard, owner, no occupation listed</li><li>b. Richard Anderson, renter, no occupation listed</li><li>Note: Daivd Knoll is not listed in the directory</li></ul>
1972	<ul><li>a. Thais Freda J Bullard, owner no occupation listed.</li><li>b. Richard Phelan, renter, free lance writer</li><li>NOTE: Property is listed as in investment . Richard Anderson is not listed in the directory</li></ul>
1969	<ul><li>a. Thais Freda Bullard, owner engineer scientist at Tracor Inc.</li><li>b. Frank M. Denton, renter, journalist with Long News Service located in the State Capitol Building.</li><li>Note: Richard Phelan is not listed in the directory.</li></ul>
1963	Bill D. and Lillah Hoover, renter, Merchandise manager at Carpenter Paper located at 2201 E $6^{th}$ Street.

Note: Thais Freda Bullard is living at 2902 Harris Park Avenue and Frank Denton is not listed in the directory.

- 1959: Bill D. and Lillah Hoover, renters, Merchandise manager at Carpenter Paper located at 2201 E 6<sup>th</sup> Street.
- 1958: The property is not listed in the directory.





















#### from <u>http://stenger.rileytriggs.com/man.html</u> A.D Stenger: The Man-

By all accounts, A.D. (Arthur Dallas) Stenger (1920-2002) was utterly incapable of coloring inside conventional lines. Described variously by his contemporaries as a maverick, an innovator, bull-headed and larger than life, Stenger's stock response when confronted with an obstacle to an anticipated goal was to navigate around it rather than accept the finality of the impasse. The result is a remarkable number of homes (over 100 according to his daughter, Marlene) that represent the greatest expression of modernist principles executed in Austin.

Stenger passed his professional licensing exam in 1950 while still a student in the University of Texas' School of Architecture, but never completed the program. Anecdotal accounts diverge. One alleges a conflict of opinion over the perceived absurdity of his proposed project, a drive-thru bank. Another cites the implausibility of a wall of mechanized sliding glass doors (later incorporated in his first house at 1904 Arthur Lane). The subtext is consistent and underscores Stenger's refusal to compromise—or inability to reconcile—conviction with convention. It is most likely, however, that a vibrant post-war economy offered Stenger the opportunity to begin building immediately, and working in the "real world" ultimately proved to be more alluring than continuing to design in the hypothetical.

Like countless architects before him (and since) Stenger used the design and construction of his own residence to test his architectural suppositions and promote a signature aesthetic. Many features later associated with a Stenger home were already present in his first house. A massive stone wall and hearth organizes the plan, clerestory windows admit diffuse light allowing the roof to "float," and the living area opens with a wall of glass to the outdoors. Frank Lloyd Wright had, of course, introduced many of the same concepts in the design of his Usonian homes in the 1930s. California developer Joseph Eichler, whose design sensibility was shaped by living in a Wright house, insisted that similar innovations be included in designs for his own properties and he increased their visibility (and thus acceptability) by promoting the work of his architects in publications nationwide. Stenger's work has often been compared to that of Eichler's architects and the stylistic similarities are immediately apparent. A "Stenger," with its low pitched gable roof, pronounced rafter tails, post and beam construction, conservative foot print (most

of his homes were less than 1500 sq.ft. and many did not exceed 1000), and exposed beams and decking above an open living area, is as recognizable as an "Eichler" and for the many of the same reasons. However, Eichler can hardly be given credit for inspiring the more idiosyncratic features of Stenger's homes: battered walls of site-collected stone, gable ends that terminate in a characteristic projecting point and, often, a cantilevered structural system (inspired by emerging aeronautical engineering) that allows his designs to soar above their often topographically challenging sites. And in opposition to a prevailing norm that strongly discouraged the design/build union (and unlike Eichler who, his son asserts, never held a hammer), Stenger often did much of the construction work himself. In a 199(X) interview, X years before his death in 2002, A.D. was quoted as saying, "The AIA wouldn't let you do design-build and be a member, so" (and a note of pride seems to emerge from the page), "I never joined." Austin in the early 1950's was widely regarded as something of a cultural backwater. In 1952, a group of young teachers from the northeast known later as the "Texas Rangers" proposed a radical reworking of UT's architecture curriculum that sought to liberate the school from its Beaux Arts underpinning and focus instead on a more modernist approach to design - a methodological shift already evident (albeit in differing forms) at other schools in the country. An entrenched and unreceptive faculty quickly encouraged the Rangers to move on. Harwell Hamilton Harris, who was responsible for recruiting many of the eventual exilees, would resign as dean of the school after only three years' tenure. It is within this context that Stenger began developing his first neighborhood, the A.D. Stenger Addition (which includes 1904 Arthur Lane). Post-war residential design was still codified by FHA standards that insisted on a separate kitchen and dining "room," windows with sills no less than 30 inches from the floor, and a "proper" ceiling. Securing FHA financing meant honoring Federal Authority (FHA) guidelines; building without such restrictions necessitated seeking financing elsewhere, and Stenger eventually found funding for his projects in Rhode Island. Working outside city limits (and hence beyond city jurisdiction) in each of his three subdivisions, Stenger attracted a progressively minded clientele that would grow to include several members of the UT Fine Arts faculty (including the father of web site organizer Riley Triggs), members of the Geology and Engineering Departments, Frank McBee (eventual founder of Tracor), and writers and humorists Cactus Pryor and John Henry Faulk. Stenger's architectural practice was regularly interrupted by forays that took him off shore or beyond the limits of civilization. In the early 1960s, A.D. and a Norwegian guide crossed the Arctic Circle in an 18' skiff powered by a 10 hp motor and ventured within a few hundred miles of the North Pole with the intent of lassoing a polar bear. Often repeated, this tale testifies once again to the tenacious personality that enabled Stenger to introduce a then-radical architecture to a conservative Austin. Stenger's work is most evident in three areas of Austin: the A.D. Stenger Addition (comprised of Arthur Lane, Rundell Place and Airole Way) and South Lund Park (along Robert E. Lee Road, Bluebonnet Lane, and Lund, Dexter and Treadwell Streets) -- both in the Barton Hills area; and Ridgewood Village (paralleling Brady Lane and Ridgewood Road) in Rollingwood. Individually, the five houses presented in detail in this exhibit attempt to suggest the range and individuality of Stenger's design palette. Together,

they represent a cross section of work that is slowly vanishing as the value of centrally located land increases and our appetite for grander and larger homes remains seemingly unsated. The map collecting Stenger's work has been thoroughly researched and compiled. Though the list is not yet definitive, most of the homes indicated on the map can be attributed to Stenger with certainty. The research begun for this web site is ongoing. Stenger's story will continue to evolve as recognition

grows for his contributions to Austin modernist architecture. The organizers of the web site would like specifically and emphatically to thank Marlene Stenger Ciccarelli and Shannon Ciccarelli Horne for the generous loan and organization of the photographs, drawings, papers, and films of his archive. We would also like to thank the owners of the five showcase homes for their cooperation and participation

#### The Architect:

Arthur Dallas [A.D.] Stenger [1922- 2002] was a larger-than-life character who was a developerarchitect-builder in Austin, Texas from the 1950s to the 1990s.

A.D. Stenger began building his houses for Austin creatives and many University of Texas faculty including legendary Austin humorists John Henry Faulk and Cactus Pryor, and Sue and Frank McBee, founders of Tracor, Austin's first high-technology company. Stenger found that in order to build for his creative middle class clients, he had to take on the role of developer, architect and builder, a condition that has recently returned to Austin architecture.

A Central Texas parallel to the work of Joseph Eichler in California, the homes he designed had modern sensibilities with "homey comfort," and were a response to a demand for affordable,modern design. The contemporary resurgence of the affordable modern home not only in Austin, but also across the country, is due to a similar confluence of conditions present in the city in the 1950s. These conditions include the reversal of the AIA's stance against architects as both builder and designer, a body of young, energetic, and frustrated architects who use design-build as a way to get their ideas into the world, and a hip, aesthetically conscious middle class looking for alternatives to mass-market homes.

#### from

http://www.streetdirectory.com/travel\_guide/66685/america\_properties/austin\_architect\_ad\_stenger.html <u>Austin Architect Ad Stenger</u>

#### By: Dane

Arthur Dallas Stenger first began building homes in the 1940s in Austin, mostly on Arthur Lane in the Barton Hills area, which was named after his father (the first Arthur Dallas Stenger), who was also an architect. Though Stenger attended architecture school at the University of Texas after returning home from World War II, he never graduated. He did get his architecture license as an undergraduate, and began building homes for post war Austinites.

Though FHA loans had design restrictions built into them, it didn't stop Stenger from creating unique homes that were moderately priced, even if he had to help the homeowners find loans. He also worked differently from other builders, by purchasing land (mostly in the Barton Hills and Pemberton Heights areas), finding a buyer, and building a home without making his clients sign contracts. There was no pressure for the buyer to take the house upon completion, though clients rarely backed out after seeing the home.

A Stenger home will stand out, with signature low peaked roofs, clad with concrete, wood rock and other organic materials. He also used rock and stone quarried from the home site as siding or built into the fireplace, helping the house fit easily within its surroundings. Stenger had a love for long, low slung fireplaces reminiscent of 50s lounges, so every home he built included a wood burning fireplace, though not particularly necessary in the heart of Texas.

The houses also have many of the amenities that Austin's big modern building boom now cherish, with walls of windows and clerestory windows hanging just below the exposed roofline, and tinted concrete floors, now pricing out around 10 dollars a square foot. He also used the organic building theory of 'bringing the outside in,' by running exterior stonework through the house and into its interior.

Though Barton Hills was featured as 'the world's largest air-conditioned subdivision' in the 1956 Parade of Homes, Stenger didn't build his homes with central air. Instead, he built large windows to catch morning light, and not the hot sun light of mid afternoon, and a floor plan to allow for a breezy pass through ventilation when the windows were opened.

In 1957, when Stenger's friend, radio host John Henry Faulk, ended up blacklisted as a communist in the McCarthy era, he built and financed a home for him, knowing his friend was swamped with legal fees. He took his other clients financial situations into account as well, helping offset furniture costs with several built ins, and pricing his houses between \$18,000 and \$22,000, though today they can range from \$400,000 to \$600,000.

Stenger built around 100 unique homes in the Austin area, building his last for his wife Jean in 1999, a few years before he died in 2002 at the age of 82. Today's battle lies between those seeking out Stenger houses for their originality and great use of space, and others who prefer to tear down these houses to build larger homes, since the locations are highly sought after for their land alone.

DEED RECORDINGS Virginia N. Rushing to D. R. Lilenstern et ux. Lot 13. Bik. K. Crestview Addn. Sec. 2. \$1.65 rev. stamps. Walter Thompson et ux to O. F. Jackson, Lot 3. Bik. 14. St. Johns College Adda. No rev. stamps. A. D. Stenger to Charlotte F. Bambing Lot 8. tess N 10 it. Bik. H. South Lund Park Sec. and N. 10 it. of Lot 10. Bik. H. South Lund Park Sec. 1. \$3.85 rev. stamps. John While et ux to Jack While, Lot It. Bik. E. Crestview Adda. Sec. 3. \$1.10 rev. stamps. Billy Wayne Hudson et ux. to Barney Clifton McCasland, Lot 194, Skyview Sec. J. \$1.10 rev. stamps. Ackerman Realty Company to B. O. Doeffler et al. Lots 2. J. Walnut Forest Adda. \$6.56 rev. stamps. A. D. Chasman et ux to Mary Francis Mortis et al. 0.13 of 1 acre B. K. Stewart Sur. \$2.20 rev. stamps. Walfred Attal to Basil M. Attal, Lot 19. Bik. 8. University Park. No rev. stamps. Made Menette Bryant to Horace William Netherton Jr. Pl. Geo. W. Spear Leasue. \$1.65 rev. stamps. A. D. Rowlett to Darrell L. Britt et ux, Lots 19, 20, Bik, 32, Highlands Adda. No rev. stamps. D. Bik. H. Georgian Acs. 35 cents rev. stamps. Define A. Bryson et ux. Lot. 33, West Fork Adda. 51.705 rev. stamps. Lon Primer Sr. to W. E. Glispin et ux, Lot 19, Primer Sr. to W. E. Glispin et ux. Lot 7. Hik. P. Balcones Park Sec. Lon P. Piner Sr. to W. E. Glispin et ux. Lot 7. Hik. P. Balcones Park Sec. 5. 35.50 rev. stamps. Lon P. Piner Sr. to W. E. Glispin et ux. Lot 7. Hik. P. Balcones Park Sec. 5. 35.50 rev. stamps. Lon P. Piner Sr. to David W. Stray.

Other 12 -- No Title

The Austin Statesman (1921-1973); Feb 22, 1956; ProQuest Historical Newspapers: The Austin American Statesman pg. 16

#### **Biographical Information on Charlotte Bambino**

Austinites Play Major Roles In Youth Study The Austin Statesman (1921-1973); Sep 11, 1957; ProQuest Historical Newspapers: The Austin American Statesman pg. 12

# Austinites Play Major Roles In Youth Study

Austin people are playing ma jor roles in the 12th annual Texa: Institute on Children and Youti under way at Camp Waldema near Hunt.

The Institute opened Saturday and will continue through Friday The institute faculty include Attorney General Will Wilson Miss Charlotte Bambino, menta health nurse consultant with the State Department of Health; Mrs Lorena P. Coates, casework su pervisor with the Austin Child and Family Service; Dr. Elizabetl Lanham, associate professor in the School of Business Adminis tration, University of Texas; and Miss Lora Lee Pederson, directo of UT's School of Social Work.

The staff of the institute in cludes Miss Coates, Miss Des Kiester, field staff supervisor for the State Department of Public Welfare; Bill J. Ballard, Travis County adult probation officer; and Weldon Ebeling, Travis County assistant juvenile probation oflicer,

Bill Anderson, 'Travis County's chief juvenile probation officer is chairman of the institute's exceutive committee,

Marble Falls School Week Observed

The Austin American (1914-1973); Mar 11, 1956; ProQuest Historical Newspapers: The Austin American Statesman pg. B7

# Marble Falls School Week Observed

MARBLE FALLS, March 10 (CTS)—Public schools climaxed Public School Week, promoted by the Masonic lodges of Marble Falls and Smithwick, in the high school auditorium, with a three-point program, sponsored by the P-TA.

A brief session was held by the P-TA, with Mrs. John Nunnally presiding. New officers were nominated and elected. President and co-president, Mr. and Mrs. Pat Sanford: first vice president, Mrs. A. C. Wood; second vice presidents, Mr. and Mrs. A. L. Collier; third vice presidents, Mr. and Mrs. M. Q. Scott: secretary, Mrs. Dick Winn; treasurer, J. H. Frasier; parliamentarian, Mrs. G. L. Jones; historian, Mrs. John Nunnally. Guest speaker was Miss Charlotte Van Bambino of Austin, public health nursing consultant from the State Health Department.

The program was enlivened with a puppett play, presented by the children of the fourth grade, dealing with characters in children's story books. The play was directed by Miss Fay Page and Mrs. Harold Kennedy.

The highlight of the program and the final number was the presentation of merit certificates to 23 living former members of the school board for services rendered to the school and the community. Present were Mrs. Lois Anderson, Mrs. H. E. Faubion, Rudolf Giesecke, Kuiser Heinatz, Clyde Lacey, S. N. Le Forge, C. M. Marrs, W. H. Miller, Dr. A. L. Nanney, John Taylor, Herman Wagenfuhr, Carl Lewis. Absentees were represented by proxy. Superintendent Selman presented the awards.

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