



11 November 2016  
City of Austin Historic Landmark Commission  
P.O. Box 1088  
Austin, Texas 78767

Re: 1808 Treadwell

Dear Commissioners,

Mid Tex Mod, the leading voice for the preservation of Modern architecture in our region, supports initiation of historic zoning for the house at 1808 Treadwell, which is an important example of regional Modernism designed by one of Austin's pre-eminent mid-century architects A.D. Stenger. As the Central Texas chapter of Docomomo US, Mid Tex Mod's mission is to raise awareness of Modern buildings, sites, neighborhoods, and landscapes, as well as advocate for their preservation, documentation, and sustained use.

Mid Tex Mod clearly understands that the commission's current modus operandi is to deny that history and character of place are of no concern for the wellbeing or prosperity of a community. But we would like to go on record yet again about the value that these historic homes offer the neighborhood, community and city overall.

1808 Treadwell exemplifies the design philosophy of its architect, Arthur Dallas (A.D.) Stenger, who brought Modern sensibilities to Austin's burgeoning creative middle class. With its low-pitched roof, pronounced rafter tails, clerestory windows, and natural materials including battered walls and planters of site-collected stone, 1808 Treadwell is an excellent example of Stenger's work.

The house has been minimally altered and retains a high degree of integrity. It is located within a mid-century subdivision within the Barton Hills neighborhood where Stenger began his career and which still has a small but remarkable concentration of intact Stenger homes.

The house at 1808 Treadwell clearly meets the City's Historic Designation Criteria: it is at least 50 years old and represents a period of significance of at least 50 years ago; it retains a high degree of integrity and clearly conveys community value; and it demonstrates significance in the following categories:

(i) Architecture: The house is a classic example of the work of Austin's most prominent mid-century residential designer/builder, A.D. Stenger, as well as a significant work of regional Modernist residential design; and

(iv) Community Value. The property has a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, a neighborhood, or a particular group.



Historic preservation at the local level involves a careful balance of community values and private property rights, of which we are highly respectful. Our organization believes that 1808 Treadwell is a historically significant property and retains a high degree of integrity and, we are concerned that the proposed demolition would compromise the property's integrity and hinder future designations for the rest of the neighborhood. We believe that the entire area of South Lund Park I among many other areas around this comprise a potential mid-century historic district, which could be rendered ineligible by loss of a contributing property such as this. However, we are confident that it is feasible to rehabilitate 1808 Treadwell in a manner that would preserve its architectural integrity yet give the owner the square footage and amenities being sought. We recommend that the property be zoned historic and all work reviewed in keeping with *The Secretary of the Interior's Standards for the Treatment of Historic Properties* to protect this piece of Austin's history well into the future.

Thank you for your time on this case and your service on this important commission. If you have any questions, please do not hesitate to contact us at [midtexasmod@gmail.com](mailto:midtexasmod@gmail.com).

Sincerely,



Riley Triggs, Board Member  
Mid Tex Mod